

TAVISTOCK PLACE London WC1H

London Borough of Camden

Historic environment assessment

June 2015



**15–17 Tavistock Place
London Borough of Camden
WC1H**

Historic environment assessment

NGR 530084 182421

Sign-off history

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Contents

<u>Executive summary</u>	1
<u>1 Introduction</u>	2
1.1 Origin and scope of the report	2
1.2 Designated heritage assets	2
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	4
<u>3 Site location, topography and geology</u>	6
3.1 Site location	6
3.2 Topography	6
3.3 Geology	6
<u>4 Archaeological and historical background</u>	8
4.1 Overview of past investigations	8
4.2 Chronological summary	8
<u>5 Statement of significance</u>	13
5.1 Introduction	13
5.2 Factors affecting archaeological survival	13
5.3 Archaeological potential and significance	14
<u>6 Impact of proposals</u>	15
6.1 Proposals	15
6.2 Implications	15
<u>7 Conclusion and recommendations</u>	17
<u>8 Gazetteer of known historic environment assets</u>	18
<u>9 Planning framework</u>	21
9.1 Statutory protection	21
9.2 National Planning Policy Framework	21
9.3 Greater London regional policy	23
9.4 Local planning policy	24
<u>10 Determining significance</u>	26
<u>11 Non-archaeological constraints</u>	27
<u>12 Glossary</u>	28
<u>13 Bibliography</u>	30
13.1 Published and documentary sources	30
13.2 Other Sources	30
13.3 Cartographic sources	31
13.4 Available site survey information checklist	31

Figures

Cover: Faden's 1813 revision of Horwood's map of 1799

Fig 1 Site location

Fig 2 Historic environment features map

Fig 3 Agas' map of 1562

Fig 4 Rocque's map of 1746

Fig 5 Horwood's map of 1799

Fig 6 Faden's 1813 revision of Horwood's map of 1799

Fig 7 Ordnance Survey 1st edition 5ft:mile map of 1871

Fig 8 Ordnance Survey 2nd edition 5ft:mile map of 1894

Fig 9 Ordnance Survey 3rd edition 25" map of 1916

Fig 10 Existing ground floor plan of site (after BMJ Architects, job ref 2924, dwg ref PL(00)03, planning issue, June 2015)

Fig 11 Proposed ground floor (after BMJ Architects, job ref 2924, dwg ref PL(00)23, planning issue, June 2015)

Fig 12 Proposed basement level -2 (after BMJ architects, job ref 2924, dwg ref PL(00)21, planning issue, June 2015 - basement level -1 has the same footprint)

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

Executive summary

Parsons Brinckerhoff has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 15–17 Tavistock Place in the London Borough of Camden. The scheme comprises the demolition of mid-20th century and later depot and office buildings in the northern and central part of the site, followed by the construction of a four storey laboratory building with a double basement extending beneath the northern half of the site footprint. Foundations are likely to take the form of piles or pads.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

- **Early 19th century structural remains**, of low heritage significance. There is high potential for the footings, foundations and possible cellars of a number of buildings in the north and east of the site, shown on historic maps from 1813.
- **19th century human burial remains**, of high significance. There is an uncertain, possibly low potential, of the remains of 19th century burials associated with Tavistock/Woburn Chapel surviving within the site. The chapel, built in 1801 in the south-western corner of the site, may have had burial vaults beneath it, although unfortunately it has not been possible to establish this as no records of such are readily available from existing records. There appears to have been no associated external burial ground. The chapel was demolished in 1900 and the burials, if present, were presumably re-interred.

The site was located at some distance from the historic centres of settlement and lines of communication, and has a low potential for buried heritage assets of other periods.

Archaeological survival potential is anticipated to be moderate to high. Whilst the site was redeveloped throughout the 20th century, with the process of demolition and construction possibly having removed any previously surviving remains, there are no basements currently on the site. Modern foundations will have caused localised disturbance but there is potential for survival between and possibly beneath these, for earlier cut features and earlier foundations.

Within the north of the site, any surviving archaeological remains would be removed by the proposed double basement. Remains elsewhere in the site would be truncated or removed by initial site demolition, breaking out of foundations slabs and construction of foundations and excavation for any new services or drainage. The main impact will be on early 19th century and later buried structural remains. The proposed new building and basement would not appear to extend into the footprint of the Tavistock chapel. Demolition along with any new services and drainage trenches might have an impact on the footings of the chapel and any burial vaults that might be present in this part of the site, although this ground disturbance is unlikely to be deeper than 1.0–1.5m and may not have a significant impact.

Whilst the potential for significant remains being affected by the proposals is low, in light of the nature and scale of the proposed ground disturbance, it is likely that an archaeological watching brief would be requested during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. It is possible that the archaeological monitoring of preliminary geotechnical investigations could clarify the nature and depth of deposits, and based on the results no further work may be necessary. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

The exhumation of any human remains, if present in the areas of ground disturbance (considered unlikely), will need a burial licence from the Secretary of State.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Parsons Brinckerhoff has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 15–17 Tavistock Place in the London Borough of Camden (National Grid Reference 530084 182421: Fig 1). The scheme comprises the demolition of existing mid-20th century buildings on site and construction of a four storey building with a double basement extending beneath the majority of the site footprint. Foundations are likely to take the form of piles or pads.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the ‘site’) and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. There are six listed buildings within 75m of the site, the closest being a terrace of 11 early 19th century houses, 20m to the south-east (**HEA 17**).
- 1.2.2 The site lies within Bloomsbury conservation area, designated by Camden Borough Council for Bloomsbury’s status as an internationally significant example of town planning during expansion between 1660 and 1840, and its association with the literary Bloomsbury group in the early 20th century (Camden Borough Council 2011, 2–5).
- 1.2.3 The former site of Tavistock or Woburn Chapel lies under the site. It was built in 1801 and had vaults for 1000 burials, but no apparent external churchyard. These are likely to have been removed and re-interred with the construction of the 20th century buildings currently on the site, although it has not been possible to establish this for certain as part of the present assessment.
- 1.2.4 The exhumation of any human remains will need approval from the Secretary of State. Exhumations from land which is not subject to the Church of England’s jurisdiction will need a licence from the Secretary of State, under Section 25 of *the Burial Act 1857* as amended by

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 500m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications
 - Historic England – information on statutory designations including scheduled monuments and listed buildings
 - London Metropolitan Archives – Ecclesiastical and Foundling Hospital estate records
 - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - The client – architectural drawings (BMJ Architects/April 2015, Ross Laird Measured Surveys), engineering drawings, geotechnical data (Geotechnical and Environmental Associated/May 2013), existing site survey (MSA, March 2015).
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 7th of May 2015 in order to determine the topography of the site and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.
- 2.1.5 MOLA Senior Archaeologists Adrian Miles and Pat Miller were consulted on the availability of records that may have been pertinent to past burials on site, associated with Tavistock/Woburn Chapel. Records relevant to the Foundling Hospital, the institution that leased the land on which the chapel was built, were consulted at the London Metropolitan Archives (LMA). These included rough minutes of the Hospital's general committee between 1898 and 1900, in addition to plans for the lease of the chapel grounds in the early 20th century. Faculty records held at the LMA and non-conformist church records held by the national archives were also consulted to this end.
- 2.1.6 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown

where appropriate. All distances quoted in the text are approximate (within 5m).

- 2.1.7 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.1.8 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at 15–17 Tavistock Place (NGR 530084 182421: Fig 1). The site is bounded by Tavistock Place to the south and terraced buildings to the west, east and north. The site falls within the historic parish of St Pancras, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The closest major natural watercourse is the River Thames, c 1.9km south-east of the site. The River Fleet, a major tributary of the Thames, now culverted, lies c 805m to the east of the site.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The topography of the area immediately around the site is generally level. A measurement of 24.2m above Ordnance Datum (OD) is noted 12m south-east of the site at the junction of Tavistock Place and Marchmont Street. A topographical survey carried out for the client (MSA dwg 4204-4159, rev -, date 18/03/2015) recorded levels of 24.5–24.6m OD in the office building in the southern extent of the site, facing onto Tavistock Place. The gravel courtyard area in the south and centre of the site recorded levels of c 24.3m OD in the same survey, and the depot at the north of the site recorded floor levels of c 23.9m OD.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 Geological data from the British Geological Survey (BGS) shows the drift geology underlying the site comprises the Lynch Hill Gravel formation. This deposit is associated with the Wollstonian glaciation and the overlying soil deposits are characterised as well-drained coarse loam and sand. The drift geology is underlain by the London Clay (MoLAS 2000, 17). In places the Gravel terrace is overlain by Brickearth (Langley Silt Complex), although the BGS does not note such deposits within the vicinity of the site. Brickearth is believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000 years ago. The brickearth would have been just below the ancient land surface, and the presence of untruncated brickearth can therefore be a significant indicator of former ground levels, with the potential for associated archaeological remains. However, it was an important source of building material in London in all periods, and much has been truncated or removed entirely by quarrying and modern development.
- 3.3.3 The BGS holds a record of a nearby borehole drilled between March and April 1950, c 120m to the south-west of the site (GEA 2013, 5). The borehole recorded a ground level of 23.1m OD and encountered made ground overlying the Lynch Hill Gravel, comprising sandy gravel, at 22.9m OD (0.2mbgl). The surface of the underlying London Clay was noted at 19.9m OD (3.2 mbgl).
- 3.3.4 A previous investigation carried out by GEA (*ibid*) 120 m to the north-east of the site, recorded a ground level of 22.3m OD underlain by made ground overlying Lynch Hill Gravel, the top of which was at 21.4m OD of (0.9mbgl). This generally comprised medium dense to dense orange-brown medium to coarse sand and fine to coarse angular to subangular gravel. The surface of the London Clay beneath was recorded at 19.6m OD (2.5 mbgl) and 18.8m OD (3.5 mbgl).
- 3.3.5 A BGS borehole record notes a sample taken from the south-east of the site in 1963, in a yard to the rear of 87 Marchmont Street (TQ38SW756). The record notes an existing floor level of

24.0m OD, underlain by 1.3m of made ground, in turn underlain by London Clay at 22.7m OD. The lower 1.1m of modern made ground is noted as “compact ballast”. This may indicate an excavation and redeposition of natural Gravels.

- 3.3.6 Based on the above, and the site’s location roughly halfway between the first and second boreholes, the top of untruncated gravel would likely be encountered at c 22.3m OD (1.6–2.3mbgl) with the top of London Clay at c 19.7m OD (4.2–4.6mbgl). These are estimated survival levels which, allowing for ground level variation between the higher parking area at the site’s northern extent and the lower gravel courtyard in the site’s south-central extent, are assumed to be broadly uniform across the site.
- 3.3.7 Undated made ground will be present above the natural deposits, representing ground consolidation and dump/demolition layers.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No previous archaeological investigations have been carried out on the site. Within the 500m study area, seven investigations have taken place. Five of these were watching briefs (**HEA 1–3, 5–6**) and two were evaluations (**HEA 4, 7**).
- 4.1.2 Watching briefs at Coram Community Campus, c 340m south-east of the site (**HEA 2**) and Coram Family Campus, c 370m east of the site (**HEA 3**) and, recorded evidence of post-medieval activity including possible 19th century garden features associated with the former Foundling hospital and, in the case of the Coram Community Campus, an undated quarry pit. Investigations at Wakefield Street, c 250 east of the site (**HEA 5**), recorded 19th century burials associated with the St George's burial ground. Post-medieval remains were also recorded during an evaluation at St Pancras Church, c 285m north-west of the site (**HEA 4**) and at the Islamic Arts Centre, c 435m south-west of the site (**HEA 7**).
- 4.1.3 A watching brief carried out at the Institute of Child Health on Guilford Street, c 460m south-east of the site (**HEA 1**), recorded a number of apparent Romano-British quarrying features in addition to Bronze Age pottery, Neolithic flints and a Palaeolithic handaxe.
- 4.1.4 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. The Lynch Hill Gravels are one of the older Thames terraces however and have the potential for *in situ* Palaeolithic artefacts within fine-grained silts interleaved with the gravels. The presence of such remains is not possible to predict. Isolated Palaeolithic handaxes were found during a watching brief 460m south-east of the site (**HEA 1**) and by chance 230m to the south of the site (**HEA 11**).
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. The watching brief at Guilford Street, c 460m south-east of the site (**HEA 1**), recorded Neolithic flint remains and Deverel-Rimbury ware, a type of pottery associated with the Middle Bronze Age. No further late prehistoric remains are recorded in the study area, though the fast-draining soils derived from gravels underlying the site would have made the area attractive for agrarian settlement.

Roman period (AD 43–410)

- 4.2.4 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands,

c 2km south-east of the site. It quickly became a major commercial centre, and the hub of the Roman road system in Britain. A network of roads stretched out in several directions from Londinium, and the basic pattern of the Roman road system was defined during this early period. Small settlements, typically located along the major roads, acted as both producers and markets for the capital (MoLAS 2000, 150). The site is located c 905m north of the Silchester Roman Road, which ran east-west, following the present course of Oxford Street (Margary 1967, 57).

- 4.2.5 Any settlement or buildings alongside the road are unlikely to have extended as far as the site, which was probably within open, possibly cultivated, land, or woodland, during this period. The watching brief at Guilford Street, c 460m south-east of the site (**HEA 1**), recorded evidence of Romano-British quarrying, which may have been linked to the construction of the city or road.

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

- 4.2.6 The Roman administration of Britain collapsed in the early 5th century AD, and the army withdrew. *Londinium* was apparently largely abandoned, although the main roads continued in use. In the following decades, Germanic settlers arrived from the Continent: the early Saxon economy was agricultural, with small rural settlements. From the 7th century, the trading port of *Lundenwic* developed in the area now occupied by Aldwych, the Strand and Covent Garden (Cowie and Blackmore 2008, xv), c 1.3km to the south of the site. There is no evidence for any Saxon settlement in the close vicinity of the site, although occupation probably continued in the area of the former Roman road and settlement close to the Tyburn, c 2.6km to the south-west.
- 4.2.7 The site lay within the extensive manor (estate) of St Pancras. St Pancras Old Church was located beside the River Fleet (now culverted underground) at the northern end of Pancras Road, c 1.6km to the north-east of the site. The church was believed to have been founded on an earlier pagan site, on land given by King Ethelbert to St Paul's Cathedral in AD 604. A small settlement, known as Pancras, grew up around the church (Weinreb and Hibbert 2008, 803–804; Denford and Woodford 2002, 8).
- 4.2.8 In the 9th century, *Londinium* was reoccupied and its walls repaired. This settlement, *Lundenburh*, formed the basis of the medieval city of London, c 3km south-east of the site. The main St Pancras manor was eventually broken up into smaller estates. The site fell on the boundary of the later attested Bloomsbury manor (later the Lay Manor of St Pancras) and the Tothele manor, which Domesday Book (AD 1086) describes as including arable land, herbage (vegetation used for pasture), and enough woodland to support 150 pigs. The manor was held by the Bishop of London, and supplied part of the income of the Canons of St Paul's (Domesday, eds Williams and Martin 1992, 360). The main settlement and manor house of Tothele is thought to have been located at the north end of Tottenham Court Road, c 770m to the west of the site (Survey of London 17, 1–6). Tottenham Court Road itself, c 740m south-west of the site, is likely to have been established at an early date.
- 4.2.9 No early medieval features or findspots have been recorded in the study area, and the site is likely to have been within woodland, or possibly cultivated land, during this period.

Later medieval period (AD 1066–1485)

- 4.2.10 The site initially lay within the manor of Bloomsbury during this period, acquired in 1202 by a William Blemund from John Bocointe as a 'carucate of land in Totenhale' (*Survey of London* 19, pp. 1–31).
- 4.2.11 One of the earliest recorded owners of the lay manor of St Pancras was Andrew Bukerel, Mayor of London from 1231 to 1237. In 1247 it was referred to as 'St. Pancras de la Kentiston'. In 1318 a mill is mentioned, let to William Ters, along with two acres of arable land (*Survey of London* 19, pp. 1–31).
- 4.2.12 In 1380 Sir Robert Knolles, then owner of the manor, obtained a licence to convey it to the Charterhouse after the death of himself and his wife. The Carthusian monastery of Charterhouse had been founded in 1370, on the site of modern Charterhouse Square, c 2.3km south-east of the site. The conveyance of the manor took place in 1405 (*Survey of London* 19, 1–31; Weinreb and Hibbert 2008, 151–153) Afterward the manor became incorporated with Charterhouse Lands extending to the parish boundary with St Sepulchre into the lay Manor of St Pancras. The area's manorial status is uncertain, and is compounded as such by inclusion of some of the lands contained therein in later a survey of the manor of Tottenham prepared for

Charles Fitzroy in the 18th century, which covered the majority of the western side of St Pancras parish (*Survey of London* 19, 1–31).

- 4.2.13 The site was at some distance from any manorial centre, and from the built-up area of London: later cartographic evidence suggests that it remained open land, probably cultivated, during this period. No later medieval features or finds have been recorded in the study area.

Post-medieval period (AD 1485–present)

- 4.2.14 The Charterhouse was dissolved in 1537; its property was seized by the Crown, and the lay manor of St. Pancras is not mentioned thereafter (*Survey of London* 19, 1–31). Following the dissolution of the monasteries in the mid 16th century, the land now comprising Bloomsbury was granted to Thomas Wriothesly, who was made Lord Chancellor in 1545 and Earl of Southampton in 1547. The earliest map showing the approximate area of the site is Agas' map of 1562 (Fig 3), a birds'-eye view of the 16th century City of London and its immediate hinterland. The site is shown as open fields with a church to the north. The fourth Earl of Southampton moved to a manor house in Bloomsbury early in the 17th century (Weinreb & Hibbert 2008, 78).
- 4.2.15 The site is located c 450m north of the projected location of Southampton Fort, part of London's short-lived Civil War defences. During the Civil War (1642–46), the Common Council undertook a comprehensive scheme for protecting the City of London, Liberties and outlying parishes against the Royalist forces. This included the construction of a 17km long line of defences, the northern extent of which possibly crossed the proposed development site or at least lay in the immediate vicinity. A contemporary account of London's Civil War defences by the Venetian Ambassador describes how their construction was carried out at 'incredible cost and effort' and that although experts commended the plan of the work, the task of completing the works and also to defend them would be 'most difficult' (Brett-James 1935, 274). Up to 20,000 citizens were put to work on the construction of the defences, daily and without pay. A contemporary account by the Scottish traveller Lithgow, indicates the size of the ramparts - three yards thick and on the ditch side twice as high (*ibid*, 277–78).
- 4.2.16 The exact location of a greater part of the circuit of Civil War defences is uncertain (Sturdy 1975, 336). The only historic map that shows the defences is by William Vertue (Fig 3). The map, entitled *A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 & 1643* dates from 1738 and shows the extent of London at that time of the Civil War with the general location of the 17th century defences superimposed upon it. Vertue's map was based on a contemporary non-extant version of Hollar's 17th century map and from observations of the remains made by Mortimer, a secretary of the Royal Society (Brett-James 1935, 284). Vertue's map is not detailed but shows the line of the defences, described by the State Papers as comprising a '...dike, earthen walls and bulwarks' (*ibid*, 273).
- 4.2.17 The topography of the area has changed considerably since the map was produced, which makes it difficult to place the Civil War defences accurately in relation to the proposed development site. The line of the defences here has not been established archaeologically, but it is a possibility that the defences crossed near to the site. Two modern projections of the positions of these fortifications (Sturdy's projection of 1975 and Smith and Kelsey's projection of 1996) are based largely on Vertue's map, and have been digitised by MOLA (Fig 2). Other than recent investigations in the area of the British Museum, which uncovered the line of the defensive ditch at the projected location, there is very little firm archaeological evidence for the defences anywhere in London. The defences were short lived and most ditches were backfilled and banks levelled several years after their construction, which may explain why they are elusive in the archaeological record.
- 4.2.18 The Southampton Fort was so-called for its location adjacent to Southampton House (later Bedford House, the Bloomsbury manor house inhabited by the fourth Earl of Southampton). The fort consisted of two bastions joined by a curtain, projected from the main rampart line and with two return curtains to the line (Smith and Kelsey 1996, 133).
- 4.2.19 The development of the Bloomsbury area began in earnest during the 1650s, with the destruction by the Earl of Southampton of the original Southampton House and replacement with a new manor house and Southampton Square (now Bloomsbury Square). This was followed by the construction of other great houses nearby, including Montagu House (now the British Museum) in 1678 and Thanet House (Weinreb & Hibbert 2008, 78). Development

continued through the 18th century as the area became increasingly fashionable.

- 4.2.20 Rocque's map of 1746 (Fig 4) shows the site within open land, noted as Lambs's Conduit Fields. Bloomsbury and St George & Martyrs burial grounds have been constructed c 230m to the east (**HEA 15a**), in addition to the Foundling Hospital c 430m to the south-east (**HEA 16**). The Foundling Hospital was founded in 1742 by Captain Thomas Coram following the grant of a charter by King George II, as a hospital for the care and education of abandoned children (Weinreb & Hibbert 2008, 306–307). The bastions of Southampton Fort are clearly depicted c 450m to the south of the site, preserved in the grounds to the rear (north) of Bedford House. The northward suburban expansion of London into Bloomsbury is clear at this stage, shown by planned streets and squares north of High Holbourn.
- 4.2.21 In the later 18th century, development continued driven by the Dukes of Bedford, resulting in an irregular but controlled and planned series of squares and roads which attracted writers, painters and musicians in addition to lawyers who found it conveniently close to the Inns of Court (Weinreb & Hibbert 2008, 79). The approximate plan for the street layout surrounding the site prior to construction is shown in Horwood's map of 1799 (Fig 5), the site itself in open fields bordering on partitioned plots of land to the south-west. Tavistock Place itself was built up c 1800 (Cherry & Pevsner 1994, 329).
- 4.2.22 Faden's 1813 revision of Horwood's 1799 (Fig 6) map shows the area around the site has developed a street pattern that has been broadly preserved through to the modern period. The site as occupied in the north-east and south-east by newly built terraced housing and associated yards, including those to the rear South Crescent, with mews buildings (eg stables) in the north-western part of the site. Tavistock Chapel is shown in the south-west of the site. This was a proprietary chapel built in c 1801 on land leased by the Foundling Hospital (http://www.ucl.ac.uk/bloomsbury-project/institutions/woburn_chapel.htm) and was also known St Andrew's Chapel/Woburn Episcopal Chapel. It was built by architect JP Malcolm and was described scathingly by a contemporary as 'a motley mixture of what is termed modern Gothic ... pointed arches, turrets, towers, notches, and niches' (*ibid*). It was associated with a series of increasingly controversial preachers, and was later used as a place of entertainment and business (*ibid*). An online historic timeline of the site, maintained by the London School of Hygiene and Tropical Medicine and referenced in a preliminary heritage risk assessment (MOLA 2013, 12) noted it had vaults for 1000 burials. However, this webpage resource no longer exists at the time of preparing this report. No references to, or records for, burials associated with the chapel were encountered during the primary research for this report at the London Metropolitan Archive or online. This may be due to the chapel's proprietary nature (being formally linked to the hospital as opposed to the Diocese of London) and later non-religious function. Any burial records may have been poorly maintained and not turned over to the relevant archives. There is no evidence from historic maps or such to suggest the presence of an associated external burial ground. There are no references in the sources consulted to exhumation of human remains either when the chapel was demolished in 1900 or when the site was re-developed prior to 1916.
- 4.2.23 The Ordnance Survey 1st edition 5ft:mile map of 1871 (Fig 7) shows the site in large scale detail; the two thirds to the north-east characterised by terraced housing with gardens at the rear, including the now named 'Margaret Row', and the western third consisting of Woburn Episcopal Chapel (Tavistock Chapel having changed its name) and an associated school on its north side, the eastern end of which extends into the site. The map notes that the chapel had 'sittings for 700'.
- 4.2.24 The Ordnance Survey 2nd edition 5ft:mile map of 1894 shows the previous layout of buildings on-site largely preserved, with the chapel no longer annotated and Margaret Row apparently having been demolished (Fig 8). The chapel closed down in 1892 and was demolished around 1900 (http://www.ucl.ac.uk/bloomsbury-project/institutions/woburn_chapel.htm). Records for the Foundling Hospital Estate include plans of the chapel in addition to 31 and 32 Tavistock Place (immediately south of the site) drawn up for a proposed lease in 1898 (London Metropolitan Archives record A/FH/A/16/031/037/002/A), in addition to general committee minutes referencing a successful application to merge the lease plots of the Chapel with 31 and 32 Tavistock Place in 1899 (London Metropolitan Archives record A/FH/A/3/2/58).
- 4.2.25 The Ordnance Survey 3rd edition 25" map of 1916 (Fig 9) shows the chapel, school, and townhouses at the southern extent of the site have been replaced by a block building facing onto Tavistock Place, presently occupied by the London School of Hygiene and Tropical

Medicine. The burial vaults may have been removed during this development. The area around the site was subjected to bombing (GEA 2013, 4), with the London County Council bomb damage maps for 1939–45 (not reproduced) showing serious but reparable damage incurred by building at the southern extent of the site. The Express Dairy Co. Depot was built on land at the northern extent of the site, behind Cartwright Gardens; the site had been the national headquarters of the company since 1904. This forms the final stage of development of the site prior to its existing layout. The London School of Hygiene and Tropical Medicine moved into the buildings to the south of the site in 2010, building an extension that falls within the site boundary.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level is level at 24.3m OD in the garden area at the centre of the site and 23.9m OD in parking area in the north of the site.
 - The top of untruncated Gravel is likely to survive at 22.3m OD (1.6–2.3mbgl)
 - The top of untruncated Clay lies at 19.7m OD (4.2–4.6mbgl)
- 5.2.2 The above are estimated survival levels which, allowing for ground level variation between the higher parking area at the site's northern extent and the lower gravel courtyard in the site's south-central extent, are assumed to be broadly uniform across the site.
- 5.2.3 Between the top of the natural and the current ground level is made ground which may potentially contain archaeological remains.

Past impacts

- 5.2.4 Archaeological survival potential is anticipated to be moderate to high. There are no basements currently on the site.
- 5.2.5 The main past impacts on site are likely to be linked to the existing buildings on site. The depot at the northern extent of the site, constructed in the mid-20th century is likely to have standard raft or pad foundations. These will have removed any archaeological remains locally to a depth of 1.0–1.5mbgl in the case of pad foundations, or 0.5–1.0mbgl in the case of raft foundations.
- 5.2.6 Ordnance Survey maps show the presence of buildings predating the 20th century on the site. These are likely to have strip or pad footings which will have removed any archaeological remains locally within the footprint of each construction, typically to a depth of 1.0–1.5 metres below ground level. Archaeological remains, if present, potentially survive between and beneath these localised impacts. The footings of buildings pre-dating the early 20th century are potentially of archaeological interest. It is not known whether these had basements, the construction of which is likely to have removed any archaeological remains within their footprints.
- 5.2.7 The presence and extent of service/utilities/drainage trenches on the site is not known. These will have removed any archaeological remains locally within the footprint of each trench, typically to a depth of 1.0–2.0 metres below ground level.

Likely depth/thickness of archaeological remains

- 5.2.8 Any post-medieval features are likely to survive within undated made ground throughout the site, with footings and foundations cut into the underlying Gravels. The thickness of undated made ground deposits is unclear and later construction leading to the present site layout may have truncated or removed these deposits.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *There is a low potential for remains from the prehistoric and Roman periods.* The site lies on a gravel terrace and the fast draining soils would have made an attractive location for early rural settlement, but urban development in the late 18th century would have likely removed much of the evidence for this. Isolated finds are recorded within the study area related to the prehistoric and Roman periods, and features relating to these periods were recorded at excavations on Guilford Street. However, the site's distance from the Roman road network and any obviously favourable features to settlement, aside from its underlying geology indicates substantial remains are unlikely to survive.
- 5.3.3 *There is a low potential for early medieval and later medieval remains.* The medieval settlement of St Pancras was centred on the Old Church of St Pancras c 1km north of the site and the site likely lay in open farmland during the early and later medieval periods. Any evidence from these periods is likely to comprise of residual remains.
- 5.3.4 *There is a high potential for post-medieval structural remains.* The area of south St Pancras and North Bloomsbury was open fields and not developed until the late 18th century when the existing street grid layout had been established and the southern, northern and eastern parts of the site were lined with terraced houses with rear yards/gardens on Margaret Row in the north-eastern extent of the site, South Crescent Mews in the north-west of the site or Tavistock Place in the south of the site. In 1801, the houses to the western third of the site were demolished for the construction of Tavistock/Woburn Chapel. The chapel had vaults beneath it for 1000 burials. In 1900 the chapel and other buildings were demolished and the existing buildings were built in their place. Surviving structural remains of terraced buildings would be of **low significance**, derived from evidential value.
- 5.3.5 *There is an uncertain, possibly low, potential for the remains of post-medieval burials.* Tavistock/Woburn chapel was demolished, along with other buildings on site, in c 1900. Burial vaults were noted by the London School of Hygiene and Tropical Medicine in a history of the site, though the presence and capacity of these could not be confirmed by the research carried out for this assessment. Any burials that might have been present were presumably removed during the construction of the existing buildings, though no records were available to confirm this. Burials, if present, would be of **high significance**. Disarticulated remains would be of **medium significance**. Significance would be derived from evidential and historical value.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The site is presently occupied by the former depot used as a parking space and bicycle shed, an early 20th century outbuilding, and an early 20th century multi-storey building in the southern extent of the site occupied by the London School of Hygiene and Tropical Medicine.
- 6.1.2 The proposal comprises the demolition of all existing (20th century) buildings on site to the rear of the Tavistock Place street fronting building at the site's southern extent, and construction of a four-storey building occupying c 80% of the site footprint other than the south-western areas. The new building would have a double basement with a slightly smaller footprint, extending beneath the majority of the building in the northern and eastern extents. The details of the foundations are not known but considering the nature of the building are assumed to be piled.
- 6.1.3 The northern extent of a modern extension in the west of the site, occupied by the School, is to be demolished to make way for new parking spaces (BMJ Architects job ref 2924, dwg ref AL(00)01–03, rev A, 24/04/2015). Foundations are likely to take the form of piles or pads (David Parkinson of Parsons Brinckerhoff, *pers comm* 07/05/2015; GEA 2013, 1, 8).

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The main archaeological potential for the site is for footings of early 19th century buildings and associated remains (eg pits, ditches, drains, cellars etc), of low significance. There is also potential for remains of the Tavistock Chapel, built in 1801, in the south-western corner of the site. There may have been burial vaults beneath the chapel, though this could not be confirmed through primary research. However, the footprint of the chapel appears to lie outside the footprint of the proposed new building and basement. In any case any burials present are likely to have already been cleared and reinterred in the early 20th century.

Preliminary site works

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.

Basements

- 6.2.5 Information on the formation finished floor levels of the double basement is currently unavailable, but for this purposes of this assessment it is assumed to extend to a depth of 7.0m. Any archaeological remains would be entirely removed within the footprint of the proposed basement. This would extend into the underlying Gravels, completely removing any archaeological remains within the northern footprint of the development. It is assumed for the purposes of this assessment that the basement would be excavated following the insertion of the perimeter wall, and prior to the insertion of piled foundations.

Foundations

- 6.2.6 Standard pad foundations would entail the removal of any archaeological remains locally within the footprint of each excavated pad to a typical depth of 1.0–1.5m as assumed for the

purposes of this assessment. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath these impact levels, but their context could be lost. These foundations would not have an impact within the area of the basement footprint, as any archaeological remains will already have been removed by the basement excavation.

- 6.2.7 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future. Piling would only have an impact in the southern part of the site where the building footprint extends beyond the proposed basement excavation, and where piling was carried out prior to the basement excavation, as any remains would otherwise already have been removed.
- 6.2.8 The insertion of pile caps and connecting ground beams in the southern part of the proposed building, beyond the proposed basement footprint, are assumed to extend no more than 1.0–1.5mbgl and would remove any archaeological remains within the footprint of these works to this depth.

Services and drainage

- 6.2.9 The proposed excavation of any new service trenches and drains would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. This would potentially have an impact upon any remains of Tavistock Chapel, including the top of any burial vaults present, within the footprint of each trench, depending on the depth of any modern made ground.

7 Conclusion and recommendations

- 7.1.1 The site does not contain any nationally designated (protected) heritage assets. This assessment has found that the site has a low potential for contain archaeological remains which pre-date the post-medieval period.
- 7.1.2 The site was not a known focus of activity prior to the late 18th and early 19th century, and any residual remains from previous periods may have been removed by subsequent construction. There is high potential for structural remains of buildings associated with the construction of Bloomsbury in the early 19th century such as the foundations, footings, yards and possible cellars of terraced housing may survive in the south, east and north of the site. Foundations, footings and vaults associated with Tavistock/Woburn chapel and an associated schoolhouse may survive in the south-west of the site. It is unclear whether burials were removed following the demolition of the chapel. Human remains may survive within the south-western part of the site, but this is thought unlikely.
- 7.1.3 The proposed scheme entails the demolition of existing buildings in the north and east of the site, and construction of a research centre with a double basement extending beneath the northern extent of the site footprint to an estimated depth of 7.0m. Foundations would either be piled or padded, but are only likely to have an impact in the southern part of the proposed new building, as any remains within the proposed basement footprint would already have been removed by its excavation. The footprint of the proposed new building and basement chapel appears to lie entirely outside the footprint of the Tavistock Chapel. There would potentially be impacts from demolition, site strip and new service and drainage trenches.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Post-medieval (early 19th century and later) structural remains (high potential)	Low	Excavation of double level basement would remove or severely truncate any remains present within the basement footprint. Outside the proposed basement footprint in the southern part of the site, the use of piled foundations would remove all remains within the pile footprints whereas pad foundations would remove all remains within pad footprints to a depth of 1.5m. Significance would be reduced to negligible .
Post medieval burials (uncertain, possibly low potential)	Medium (disarticulated remains) or high (burials)	The footprint of the chapel appears to lie entirely outside the area of the proposed new building and basement. Possible impact from demolition, obstruction removal and new services. Significance would be reduced to negligible

- 7.1.5 Although the site has potential to contain human burials, in light of the likely location of these outside the main area of proposed impact, it is unlikely that the local authority would require further preliminary site-specific archaeological evaluation of the site either pre- or post-determination of planning consent. An archaeological watching brief may be requested during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. It is possible that the archaeological monitoring of preliminary geotechnical investigations could clarify the nature and depth of deposits, and based on the results no further work may be necessary.
- 7.1.6 Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent. The exhumation of any human remains, if present in the areas of ground disturbance (considered unlikely), will need a burial licence from the Secretary of State.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 500m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 05/05/2015 and is the copyright of Historic England 2015.
- 8.1.3 Historic England statutory designations data © Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The Historic England GIS Data contained in this material was obtained in March 2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

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

DGLA - Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

WA – Wessex Archaeology

HEA No.	Description	Site Code/ HER No.
1	Institute of Child Health, Cardiac Block, 30 Guildford Street, WC1. A watching brief carried out by MOLA in 1984 to the north and west of previous work revealed a complex sequence of features ranging in date from the later Neolithic to the Early/Middle Saxon period. Notable finds include a small Mousterian hand axe recovered from the base of the natural brickearth; conjoining fragments of a single polished flint axe from two shallow Neolithic scoops; and a considerable quantity of Deverel-Rimbury pottery from the upper fill of a wide shelving ditch. Most of the features appeared to be of Romano-British date, and included a large sub-oval gravel quarry. An interesting group of wooden objects, including part of a ladder, was recovered from the waterlogged lower fill of the quarry.	GF84
2	Coram Community Campus, 49 Mecklenburgh Square, WC1 A watching brief carried out by MOLA in 2013. Natural alluvium was recorded at 20.30m OD. This was found to be truncated by an undated quarry pit which was sealed by dump deposits and a 1m thick layer of garden soil. Set into the garden soil was a rectilinear garden structure constructed from three courses of unbounded 19th century frogged yellow stock bricks. The garden structure may be associated with the Foundling Hospital garden. It is not known if the structure is a square pad or forms part of a linear structure such as a garden path as only the corner of the structure was seen with the trench.	COR13
3	Coram Family Campus, Bloomsbury, WC1. An archaeological watching brief was carried out by MOLA in 2010. Possible 19th century garden soils and rubble likely associated with the former Founding Hospital were observed.	CFW10 ELO14471
4	St Pancras Church, NW1. An archaeological evaluation was carried out by Wessex Archaeology in 1995. A series of 19th century dump layers, possibly associated with the construction of the church were recorded. A further evaluation was carried out by Bournemouth University in 1995. After removal of rubble etc. in the examined vaults, lead and wooden coffins were examined in situ. Although no coffins were opened, several names, dates etc. were noted on coffin plates and end plates indicating the potential for named burials on the site. No further periods recorded on site,	PAC95 PAN95 ELO9124 ELO9125 MLO66289 MLO65989 MLO71157
5	The Henrietta Street Baptist Church, Wakefield Street, W1. An archaeological watching brief was carried out by MOLA in 2010. A series of burials dating from the mid-19th century were recorded.	WKF10
6	Elizabeth Garrett Anderson Hospital, NW1. An archaeological watching brief was carried out on the site in 2009 by MoLAS. No archaeological features were observed on the site owing to truncation from the existing hospital.	EZG09

HEA No.	Description	Site Code/HER No.
7	Islamic Arts Centre, WC1. An archaeological evaluation was carried out on the site in 1993 by MoLAS. Post medieval deposits to the 18th and 19th centuries were recorded including dumps and Victorian foundations and street remains.	THS93 ELO4707 MLO64139
8	Bath Inn, Grenville Street. Site of Bath Inn/Brooke House, an Inn of Court and Chancery recorded on the GLHER.	MLO17843 082065
9	Woburn Place. A Palaeolithic axe is recorded on the GLHER	MLO17749 081714
10	20 Queen Square, Bloomsbury. A 13th century chimney conduit is recorded on the GLHER. Also known as Devil's Conduit, it was built to supply Greyfriars Monastery. The conduit head was removed in 1913 and re-erected in 1924 behind the offices of the Metropolitan Water Board.	MLO23435 082018
11	Russell Square (side of). A Roman copper coin hoard dating to the 4th century is recorded on the GLHER, found in 1924 at the Royal Hotel, 7 feet deep in a lead box. The chance find of a silver coin of Septimus Severus (AD 193–211) is also recorded in this location.	ELO5708 ELO5709 MLO17780 MLO18043 081777
12	Goodge Street. A 20th century air raid shelter is recorded on the GLHER.	MLO72345 084330
13	Endsleigh Gardens. The GLHER records the chance find of a Middle Palaeolithic red deer antler in the vicinity of Endsleigh Gardens before 1892.	MLO10325 8
14	Taviton Street. The GLHER records the chance find of a Middle Palaeolithic wild horse femur outside number 6 Taviton Street prior to 1892.	MLO10325 9
15	St George's Gardens, Handel Street. Walls and railings dating to the 17th century as recorded on the GLHER. A Grade II* garden.	20211903
15a	St George's Gardens. Burial ground dating to the 18th century as recorded on the GLHER	202119
16	Coram's Fields, Guildford Place. Gardens dating to the 18th century recorded on the GLHER. Grade II listed. Site of the Foundling Hospital 1754–1926. The Foundling Hospital was founded in 1742 by Captain Thomas Coram. By 1753, it was accepting orphans whose families gave them up. It was the first of its kind in the country. It continued to operate on the site until 1926, when it moved to Redhill.	MLO18441 202940
17	Russell Square Gardens. 19th century park as recorded on the GLHER. Grade II listed.	MLO59251 DLO35382 100213
18	18–24 Tavistock Place. Grade II listed buildings and attached railings. Terrace of 4 houses. c1801–06. By James Burton. Multi-coloured stock brick (No.18 upper floors refaced, No.20 top floor) with stucco ground floors, Nos 18 and 20 rusticated. 1st and 3rd floors, plain stucco sill bands. 4 storeys and basements. 3 windows each, except No.18 with 2 and blank return to Herbrand Street. Round-arched doorways with fluted surrounds and radial patterned fanlights (except No.24). No.18, doorcase with pilasters and shaped brackets carrying cornice. Gauged, reddened, flat brick arches to recessed sash windows. Cast-iron balconies to 1st floor windows, except No.24 with cast-iron guards. Parapets.	1378965 478328
19	26–46 Tavistock Place. Grade II listed buildings and attached railings. Includes No.77 incorporating No.75 Marchmont Street. Terrace of 11 houses. c1807. By James Burton. Multi-coloured stock brick with later patching. Stucco ground floors with plain band above. No.40, stucco 1st floor and No.46 with later stucco dressings. 4 storeys and basements. 2 windows each; No.46 with 3-window return (1 blind) to Marchmont Street of which it forms part of No.77 incorporating No.75. Round-arched doorways with reeded surrounds, cornice-heads, fanlights (Nos 26 & 34 radial patterned) and panelled doors. Nos 44 and 46, 20th century shopfronts. Gauged, reddened, flat brick arches to recessed sash windows, 1st floor with cast-iron guards except Nos 26 and 30-34 with cast-iron balconies. Parapets.	1378966 478329

HEA No.	Description	Site Code/ HER No.
20	<p>1, 2, and 3 Leigh Street. Grade II listed buildings and attached railings. 3 terraced houses. 1810–13. Yellow stock brick with later patching. Nos 1 & 2, rusticated stucco ground floors. Plain stucco 1st and 3rd floor sill bands. 4 storeys and basements. 2 windows each; No.1 with 1 window to Leigh Street, 3 window (blind) return to Marchmont Street and 1 window on splayed corner. Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies. Parapets. No.1: forms part of No.98 Marchmont Street (not included). Stucco portico on return with round-arched doorway, fanlight, sidelights and C20 door. No.2: round-arched doorway with fluted pilaster-jambs carrying cornice-head; fanlight and panelled door. No.3: wooden shopfront with pilasters carrying projecting entablature with rounded ends and projecting cornice. Projecting, altered, shop window. Square-headed house and shop doorways with fanlights (with margin lights), house with panelled door.</p>	1379285 478653
21	<p>46–63 Cartwright Gardens. Grade II listed buildings and attached railings. Terrace of 18 houses forming the southern half of a crescent. Now occupied mostly as hotels as follows: Nos 46 & 47 Avalon Hotel, Nos 49 & 50 Crescent Hotel, No.53 Euro Hotel, Nos 54 & 55 Mentone Hotel, No.56 Devon Hotel, No.57 Avonmore Hotel, Nos 58–60 George Hotel, Nos 61–63 Harlingford Hotel. c1809–11. Designed and built by James Burton. Darkened stock brick (evidence of tuck pointing) with rusticated stucco ground floors (some gloss painted) and stucco cornice at 3rd floor level.</p>	1244103 476858
22	<p>Mary Ward Centre, Tavistock Place. Grade II listed building and attached railings. School for handicapped children, now social centre. c1903. By Arnold Dunbar Smith and Cecil Brewer. For the Passmore Edwards Settlement, later called the Mary Ward Settlement. Red brick with slated, hipped roof and dormers. Rectangular plan with projecting wings to main, east, facade in courtyard facing former Mary Ward Settlement (qv). Neo-Georgian style.</p>	1378963 478326
23	<p>18, 19, and 25 Burton Street. Grade II listed buildings and attached railings. Terrace of 3 houses. 1820, restored 1980s. Designed and built by James Burton. Yellow stock brick with stucco ground floor and plain 1st floor sill band. 3 storeys and basements. 2 windows each. Round-arched doorways with pilaster-jambs, patterned fanlights (No.25 original, others C20), and panelled doors. Gauged brick flat arches to recessed sashes, 1st floor with cast-iron balconies.</p>	1272399 476769

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

Human remains

- 9.1.2 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.1.3 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (a Faculty or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.1.4 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A Burial Licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed - for example where archaeological or scientific analysis takes place first).
- 9.1.5 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.3 Greater London regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:

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

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

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

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

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

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

- 9.3.2 Para. 7.31 supporting Policy 7.8 notes that ‘Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.’
- 9.3.3 It further adds (para. 7.31b) ‘Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal’.
- 9.3.4 Para. 7.32 recognises the value of London’s heritage: ‘...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’.

9.4 Local planning policy

- 9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either ‘saved’ or ‘deleted’. In most cases archaeology policies are likely to be ‘saved’ because there have been no significant changes in legislation or advice at a national level.
- 9.4.2 The London Borough of Camden’s Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
- 9.4.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 The exhumation of any human remains from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the Burial Act 1857 as amended by the Church of England (Miscellaneous Provisions) Measure 2014.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410 – 1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC – AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Monuments Record (NMR)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country SMR/HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500 – present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43 – 410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

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- Basement Level -1 general arrangements, dwg ref AL(00)02, rev A, dated 24/04/2015
- Basement level -2 general arrangements, dwg ref AL(00)01, rev A, dated 24/04/2015
- Ground Floor (Level 0) Layout As Proposed, dwg ref PL(00)23, planning issue, June 2015
- Basement Floor (Level -2) Layout As Proposed, dwg ref PL(00)21, planning issue, June 2015

MSA job ref 4204-4159

- Topographic survey extension, Dwg ref 2404-Additional, rev -, dated 18/03/2015
- Job ref 3746-4159
- Topographic survey extension, dwg ref 4159-T, rev -, dated 27/03/2015

Ross Measured Surveys

- Ground floor plan as built, dwg ref 659-PR-03, undated
- Lower ground floor plan as built, dwg ref 659-PR-02, undated

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	CAD	Y
Levelled site survey as existing (ground and	Y	pdf	Y

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

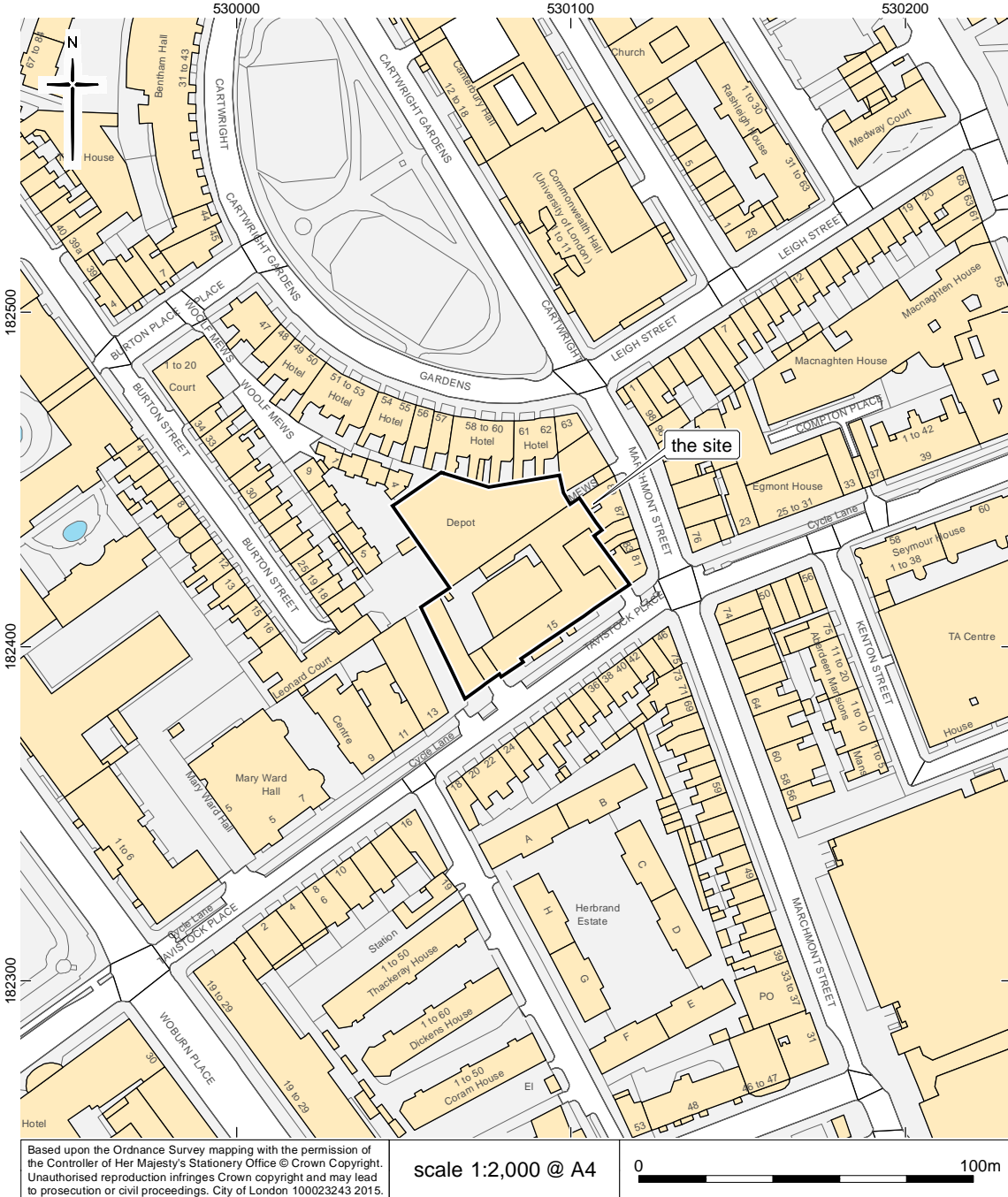
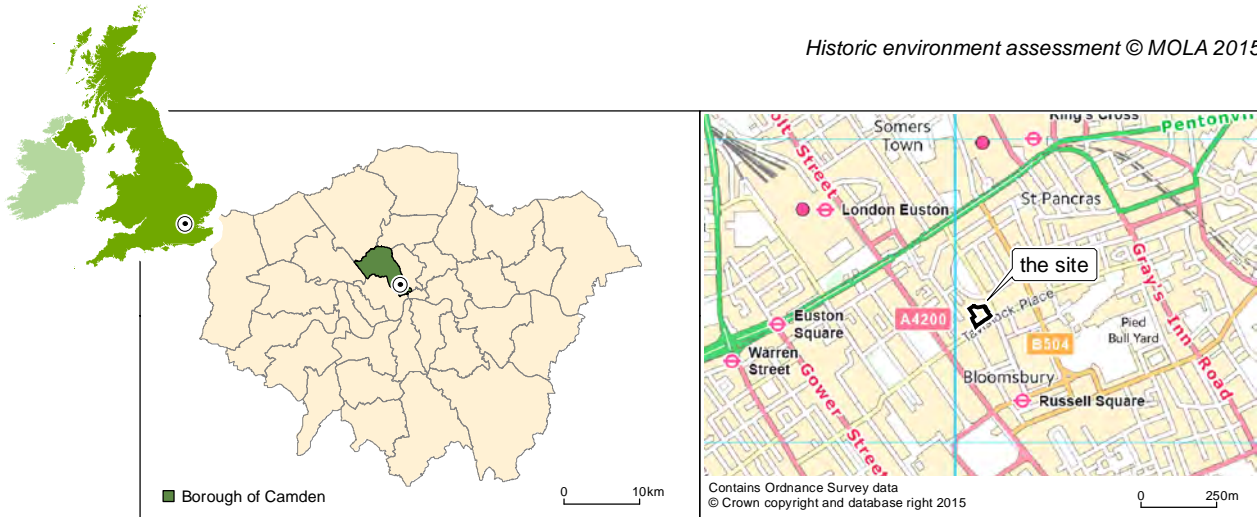


Fig 1 Site location



Fig 2 Historic environment features map

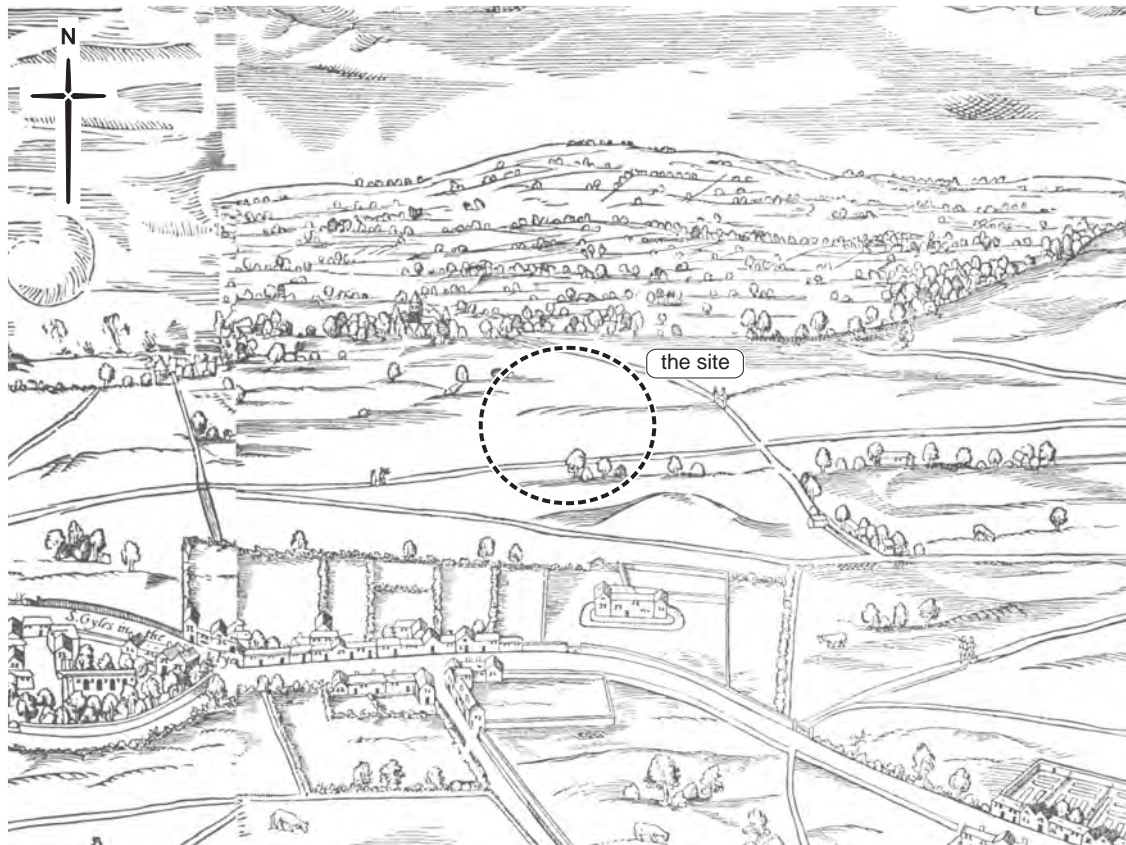


Fig 3 Agas' map of 1562

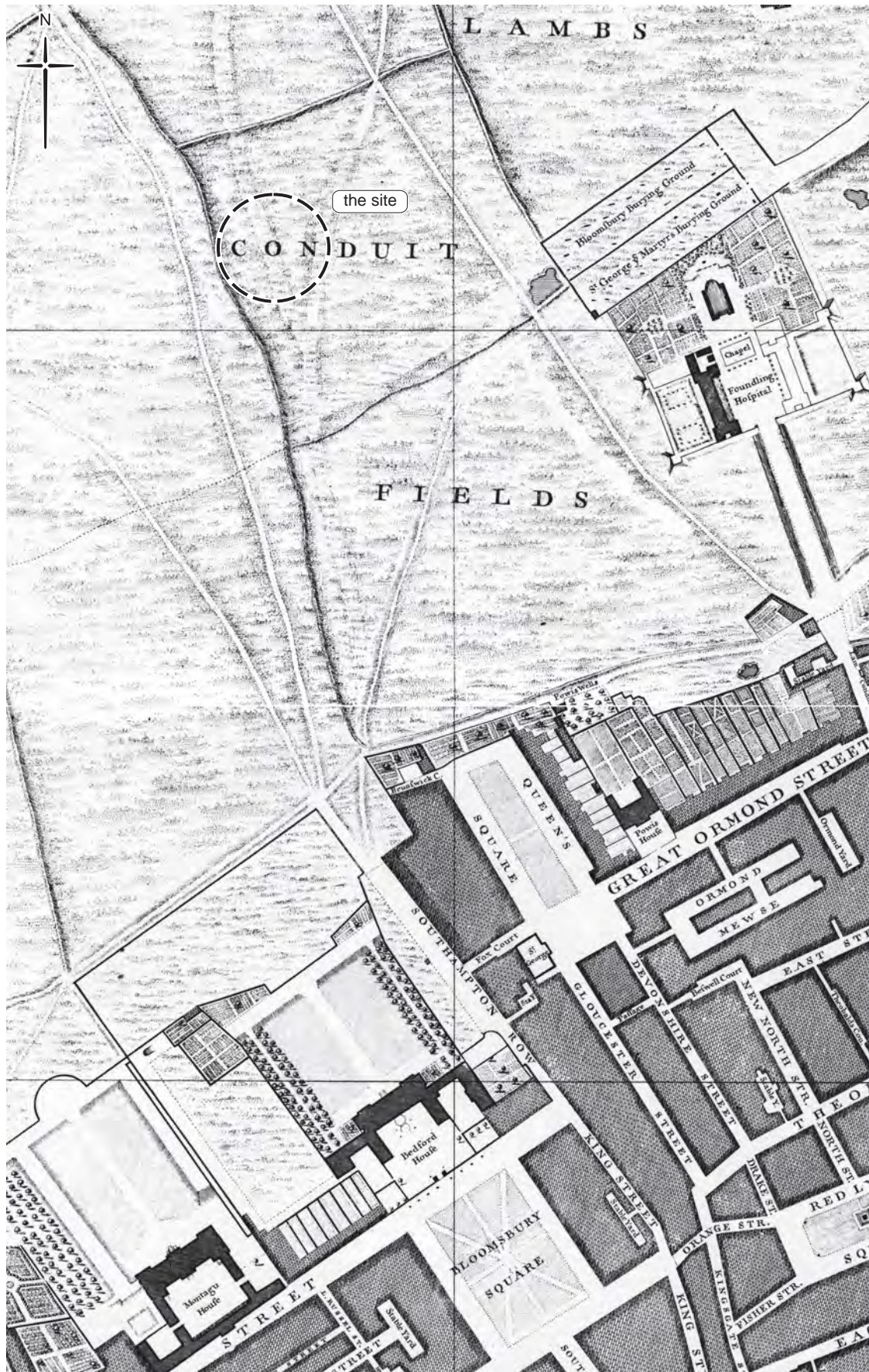


Fig 4 Rocque's map of 1746



Fig 5 Horwood's map of 1799

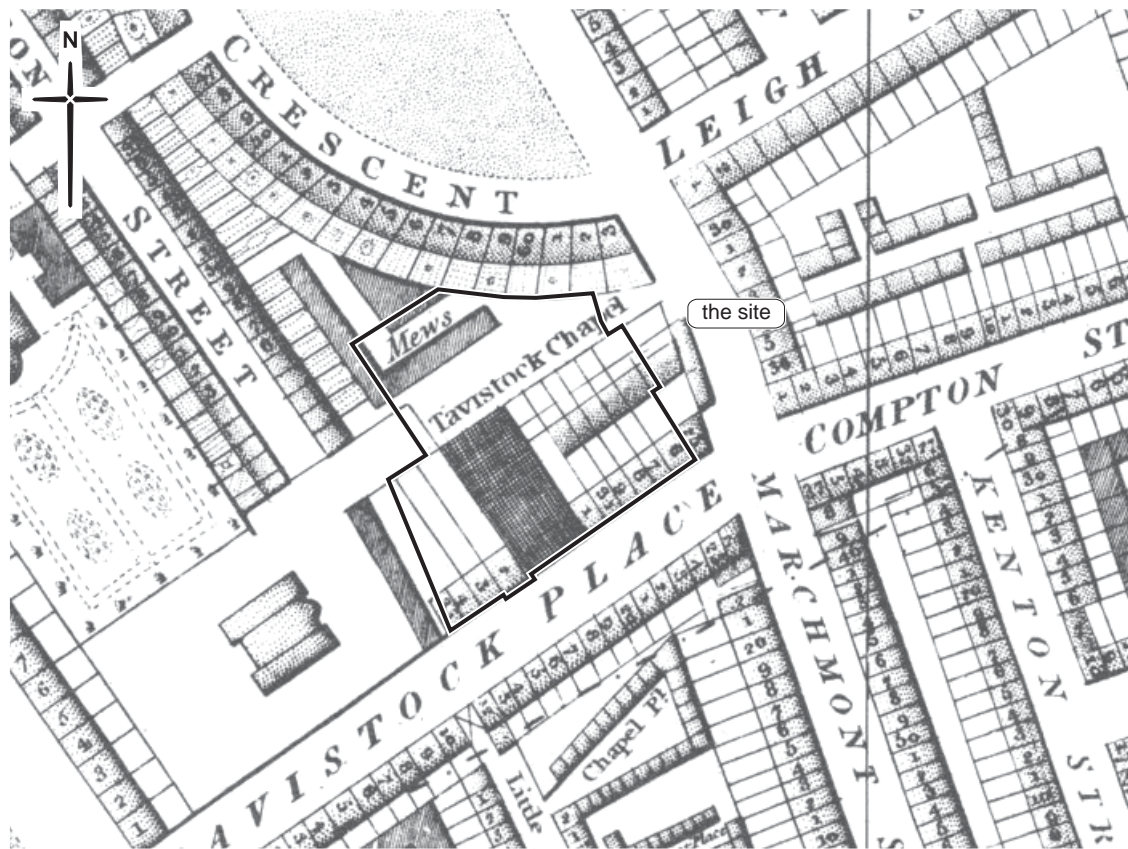


Fig 6 Faden's 1813 revision of Horwood's map



Fig 7 Ordnance Survey 1st edition 5ft:mile map of 1871 (not to scale)



Fig 8 Ordnance Survey 2nd edition 5ft:mile map of 1894 (not to scale)



Fig 9 Ordnance Survey 3rd edition 25" map of 1916 (not to scale)

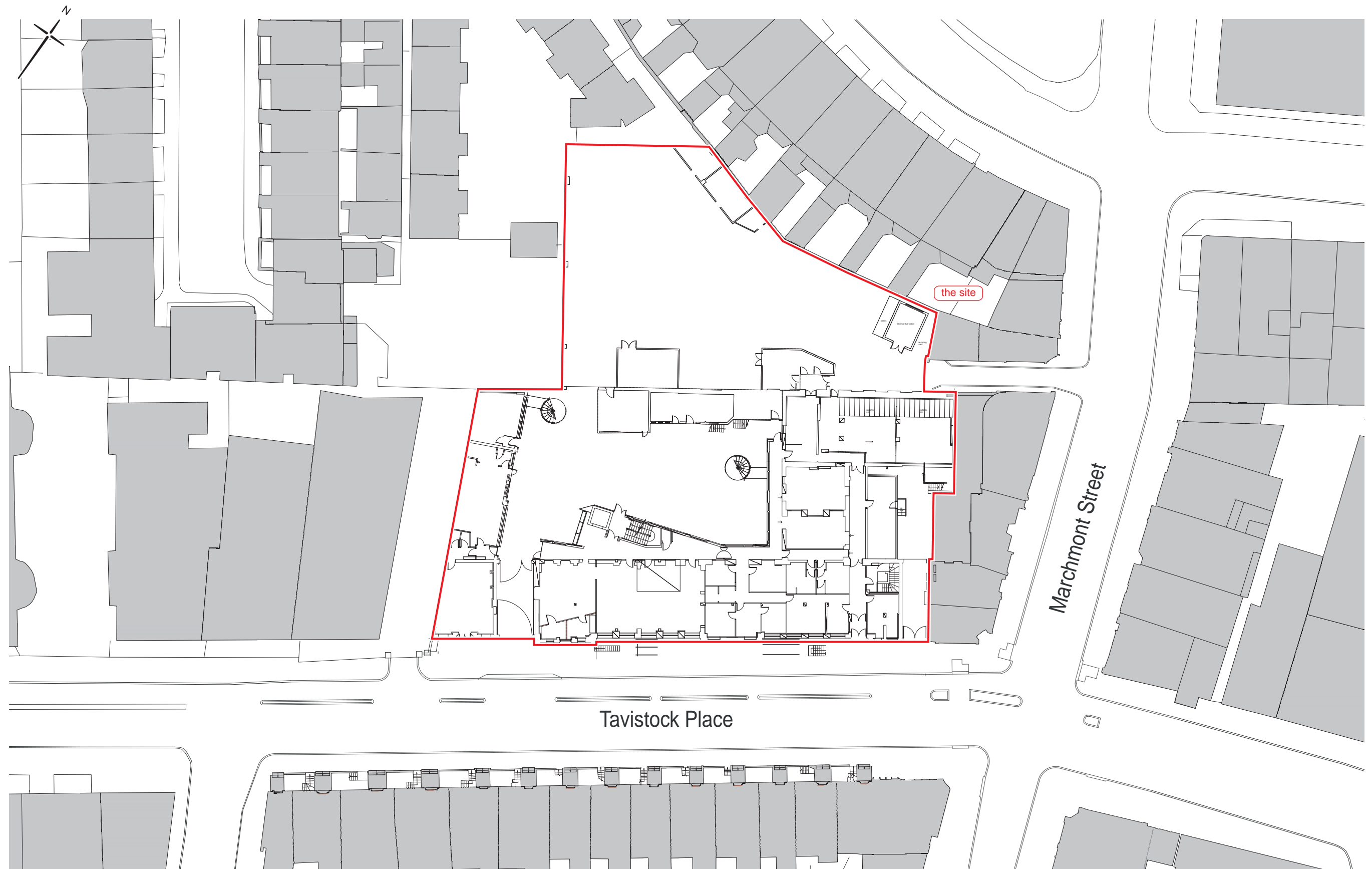


Fig 10 Existing ground floor plan of site (after BMJ Architects, dwg ref PL(00)03, planning issue, June 2015)

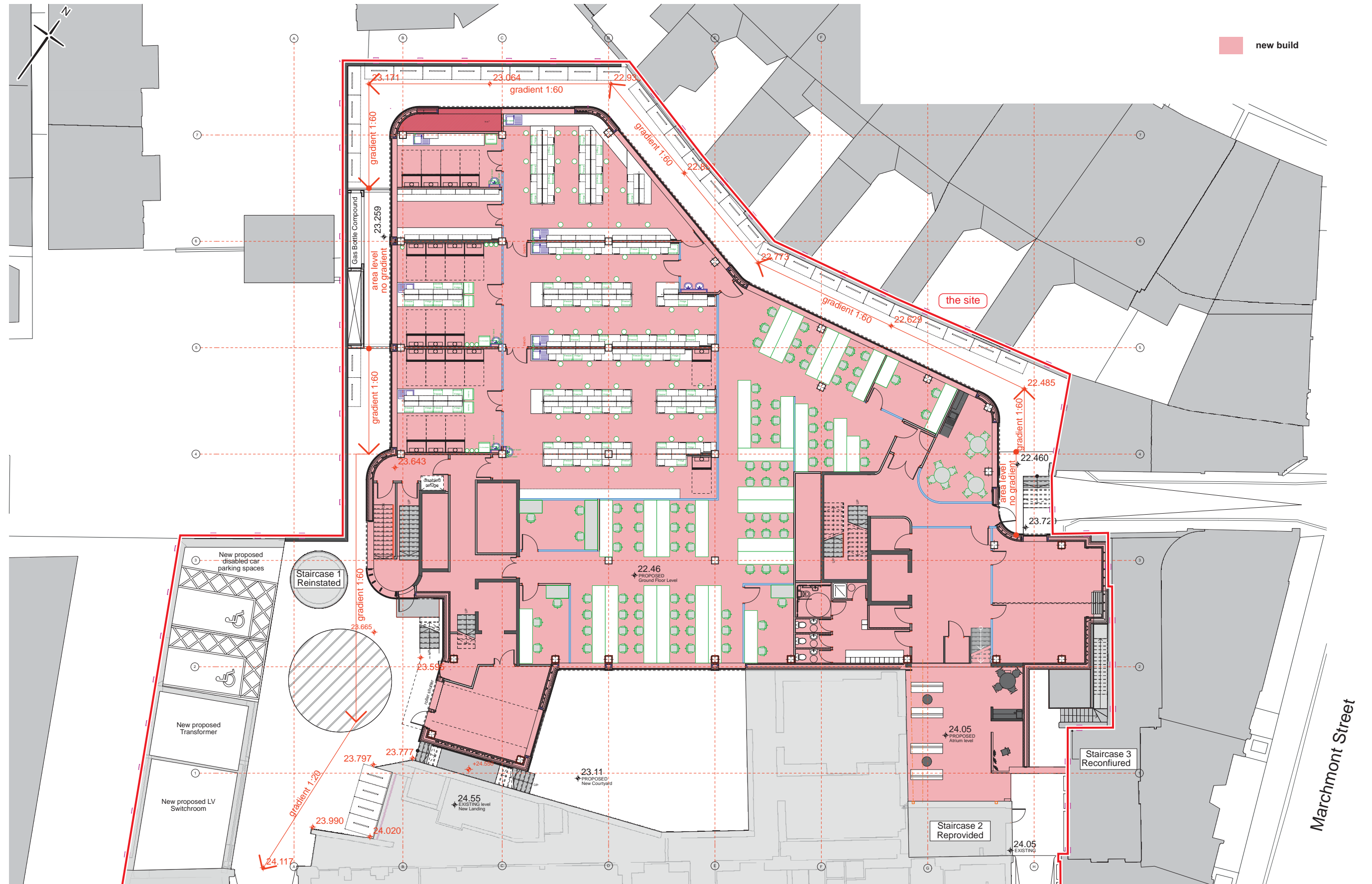


Fig 11 Proposed ground floor (after BMJ Architects, job ref 2924, dwg ref PL(00)23, planning issue, June 2015)

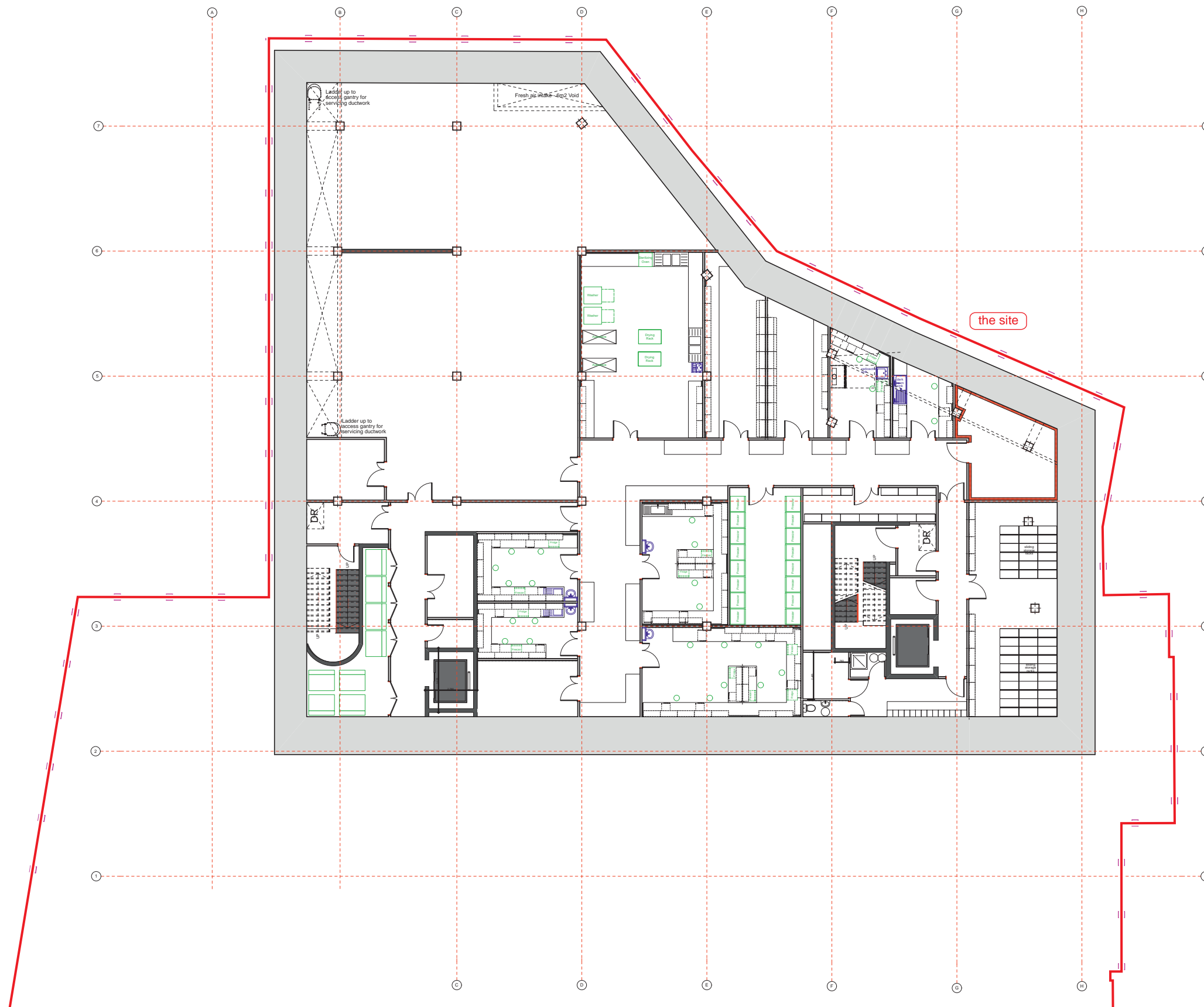


Fig 12 Proposed basement level -2 (after BMJ Architects, job ref 2924, dwg ref PL(00)21, planning issue, June 2015 – basement level -1 has the same footprint)