

NEW OXFORD STREET ESTATE London WC2

London Borough of Camden

Historic environment assessment

November 2015



New Oxford Street Estate London WC1

Historic environment assessment

NGR 530182 181435

Sign-off history

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

Executive summary

Rider Levett Bucknall has commissioned Museum of London Archaeology to carry out a historic environment assessment in advance of proposed development at New Oxford Street Estate in the London Borough of Camden. The scheme comprises the refurbishment of the existing buildings. The existing facades facing onto New Oxford Street, Museum Street and West Central Street would be retained. A new infill building would be constructed on the 1st, 2nd and 3rd floors of 16a/b and 18 West Central Street. An additional 4th floor would be constructed at 39–41 New Oxford Street. The existing basement would be deepened over approximately 75% of its extent.

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.

The existing configuration of the site includes a single level basement across the entire footprint with under-street vaults (not included in the site outline). The existing basements slope from 22.9m Ordnance Datum (OD) in the north-eastern extent to 21.2m OD in the south-western extent. These basements are likely to have partially or wholly removed any archaeological remains that may have been present.

There is a low potential for prehistoric remains. Features would have been cut into the brick earth layers which have been heavily truncated.

There is a low potential for Roman remains, which may include occasional isolated cremation or inhumation burials of low to medium significance owing to truncation, and roadside features such as field systems or ditches of low significance.

There is a low potential for medieval remains, as the site lay within the fields surrounding the hamlet of St Giles. The bases of deeper cut pits or ditches may have survived beneath the level of truncation, and would be of low significance.

There is a low potential for remains of late-18th/early-19th century building foundations of low significance. Remains pre-dating the existing buildings are likely to be heavily truncated by the existing basements on site.

The main impact would be from the proposed deepened basement in the southern part of the site. This would remove or truncate any archaeological remains from within its footprint.

In light of the generally low potential of the site to contain significant archaeological assets it is unlikely that the local authority would request preliminary archaeological field evaluation of the site either pre- or post- determination of planning consent. It is possible, however, that an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction, which would ensure that any previously unrecorded archaeological assets were not removed without record. Alternatively the archaeological monitoring of 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.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Rider Levett Bucknall has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at New Oxford Street Estate (National Grid Reference 530182 181435: Fig 1). The scheme comprises the refurbishment of the existing buildings. The existing facades facing onto New Oxford Street, Museum Street and West Central Street would be retained. A new infill building would be constructed on the 1st, 2nd and 3rd floors of 16a/b and 18 West Central Street. An additional 4th floor would be constructed at 39–41 New Oxford Street. The existing basement would be deepened over approximately 75% of its extent.
- 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.
- 1.2.2 The site lies within the southern boundary of the Bloomsbury Conservation Area in Sub Area 8: New Oxford Street/High Holborn/Southampton Row, which is characterised by areas of large-scale, late-19th and early-20th buildings and roads, which cut through the earlier 17th and 18th century street pattern. The buildings in Museum Street and West Central Street, including the site buildings, generally comprise small-scale, utilitarian mid-19th century buildings ‘of group value in conservation area terms’ (Bloomsbury Conservation Area Appraisal and Management Strategy, Camden Council, 2011).
- 1.2.3 The site lie within an Archaeological Priority Area, as defined by Camden Borough Council.
- 1.2.4 The site is adjacent to the Grade II listed 43 and 45 New Oxford Street (**HEA 12**). The listing includes 16 West Central Street, which lies in between these buildings and the western site boundary, (immediately outside the site) and was part of the Castle Brewery until the mid-19th

century. Its surviving structure may predate New Oxford Street (ibid). There are a further five Grade II listed buildings within a 100m-radius of the site, including:

- The Bloomsbury Public House (**HEA 13**)
- Queen Alexandra Mansions (**HEA 14**)
- Drinking fountain at junction of Shaftesbury Avenue (**HEA 15**)
- King Edward Mansion Sovereign House (**HEA 16**)
- Shaftesbury Theatre (**HEA 17**)

1.2.5 There are no locally listed buildings within the site or a 100m-radius, as defined by Camden Council (Draft Local List, October 2013).

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 200m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by 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 – in-house Geographical Information System (GIS) with statutory designations GIS data, prehistoric key activity indicators for London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; in-house archaeological deposit survival archive; and archaeological publications.
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk
 - 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
 - Rider Levett Bucknall – architectural drawings (TP Bennett/November 2015), engineering drawings (Mason Navarro Pledge/November 2015) geotechnical data (biblio ref/date), existing site plans (Squire and Partners Ltd.
 - 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 12th of November 2013 in order to determine the topography of the site and existing land use/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. It was only possible to access 16a/b–18 West Central Street as part of the site visit. The remaining site buildings (35–41 New Oxford Street and 10–12 Museum Street) were examined from the street but not accessed. Observations made on the site visit have been incorporated into this report.
- 2.1.5 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).
- 2.1.6 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* (EH 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.

- 2.1.7 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 the New Oxford Street Estate which comprises 16a/b and 18 West Central Street (a single building), 35–41 New Oxford Street, and 10 and 12 Museum Street, WC1 (NGR 530182 181435: Fig 1). The site is bounded by New Oxford Street to the north, Museum Street to the east, and West Central Street and the Grade II listed 43 and 45 New Oxford Street to the east. The site falls within the historic parish of St Giles in the Fields (1561) and was later part of the parish of St George Bloomsbury which was formed in 1730. It lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The site is located c 925m to the north of the River Thames.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Modern ground levels in the vicinity of the site show slight variations, reflecting a gentle slope down to the south-east. Levels lie at 25.2m Ordnance Datum (OD) c 20m to the north-east of the site, falling to 24.5m OD, c 70m to the south-east of the site.
- 3.2.3 A measured survey of the ground floor of the site buildings (Michael Gallie and Partners, drwg no 8129/08, September 2012) shows surrounding pavement levels of 25.3–25.4m OD, whilst the ground floor level of the buildings are slightly higher, at 25.5m 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 The British Geological Survey (Sheet 270, 1985) defines the study area as characterised by Thames terrace gravels in the form of the Lynch Hill Gravel Formation. The Thames terrace gravels represent the remains of former floodplains of the river, the highest being the oldest with each terrace becoming progressively younger down the valley side. In places, floodplain gravel is capped by brickearth (within London known as the Langley Silt complex). This is fine-grained silt believed to have accumulated by a mixture of processes (i.e. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP (Before Present). Although it may once have covered the gravel terrace, much has been removed by quarrying and modern development.
- 3.3.3 No geotechnical information is currently available for the site; however, British Geological Survey (BGS) boreholes have been carried out in the vicinity and these give an indication of the likely depth of natural geology. The closest borehole carried out to the site for which legible results are available is located at the junction of Museum Street and Bloomsbury Way, c 30m to the north-east of the site, and was carried out in 1859 (TQ38 SW159). The borehole recorded made ground to a depth of 4.8 feet (c 1.5m) with 'loam' and 'loamy gravel' (brickearth) recorded at a depth of 9–13 feet (c 2.8–3.9m) and the top of gravel extending from 13 feet to 20 feet (c 3.9–6.0m). Beneath this was London Clay. Another borehole carried out at Dyott Street (TQ38 SW189), c 115m to the south-west of the site (dated to the 1850s–60s), recorded made ground to a depth of 9 feet (c 2.8m), loam/brickearth to a depth of 13 feet (c 3.9m) and gravels from 13 feet to 23 feet (c 3.9–7.0m).
- 3.3.4 Although both boreholes are antiquarian, they are almost contemporary with the development of the present site and surrounding area in the mid-19th century, and should provide a fairly accurate estimate of levels of natural geology in the site area. Based on these levels, natural brickearth deposits in the basemented areas of the site are predicted to lie immediately

beneath the formation levels of the existing basements (c 21.7–22.3m OD) down to a maximum depth of c 21.5m OD (c 4.0mbgl). There is likely to be some variation in the thickness of the natural brickearth across the site however, and it may have been entirely removed in some parts of the site. The top of natural gravel will lie immediately below any brickearth deposits, at c 21.5m OD (c 4.0mbgl).

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No past archaeological investigations have been carried out within the site; however, eleven have been carried out within the 200m-radius study area in the past, which allows for a generally good archaeological understanding of the area.
- 4.1.2 The majority of the investigations (**HEA 2–5, 8–10, 19** and **32**) have recorded remains dating from the 17th to early-20th centuries, providing evidence for the rapid northward expansion of London in this period. The remains recorded included building foundations, cellars and walls, ancillary structures such as wells and brick-lined pits, rubbish/cess pits and sewers, cobbled surfaces, dumps, and plough soil. Two of the investigations (**HEA 5** and **9**) also revealed later medieval pits, ditches and plough soil, and one investigation (**HEA 10**) recorded residual Roman material. It is likely that in the majority of the investigation areas, post-medieval development has removed earlier Roman and medieval remains.
- 4.1.3 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 (*c* 800,000–250,000 BC) and Middle (*c* 250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (*c* 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 environments changed from being a treeless steppe-tundra to one of birch and pine woodland. It is probably at this time that this part of England saw continuous occupation. Subsequent erosion has removed many of the land-surfaces on which Palaeolithic people lived and hunted and consequently most Palaeolithic finds are typically residual. The only prehistoric remains known to have been discovered in the study area comprise a Lower Palaeolithic hand-axe (**HEA 24**), discovered in 1929 at New Oxford Street, *c* 60m to the west of the site. The Lynch Hill Gravels form one of the oldest gravel terraces in London and have a higher potential for pockets of *in situ* Palaeolithic material, although the location of such is impossible to predict.
- 4.2.2 There are no known finds dated to later prehistoric periods within the study area.

Roman period (AD 43–410)

- 4.2.3 Within approximately a decade of their arrival in AD 43, the Romans had established a town on the banks of the Thames where the City of London and Southwark now stand, *c* 1.1km to the south-east of the site. A network of roads led from *Londinium* to surrounding towns. The road between *Londinium* and Silchester ran parallel to High Holborn and Oxford Street/New Oxford Street, along the northern side of the site (**HEA 11**). This was the main communication route with western England (Margary 1967, 57). The exact route of the road has not been established archaeologically and it is conceivable that it passed through the site.
- 4.2.4 Much of the site area was probably open land, and possibly under cultivation during the Roman period. Small settlements, and farms which supplied both these and the capital, were typically located along the main roads. Burial grounds were also commonly established along the lines of the main roads, as Roman law required the dead to be buried outside areas of settlement. The GLHER records an antiquarian discovery of a lead cist containing burnt bone and two Roman denarii coins of Vespasian (**HEA 20**) to the south of New Oxford Street, *c* 60m to the west of the site. Part of a tombstone belonging to 'Gauis Pomponius Valens' was also discovered in 1961, buried 25 feet (7.6m) deep in the modern backfill of a sewer at Barter Street (**HEA 22**), *c* 180m to the north-east of the site. Although there is no clear evidence for an extensive cemetery alongside the section of the road that crosses the study area, the finds suggest burial activities were carried out along the line of the road. The lack of further evidence

may be a consequence of successive periods of development along New Oxford Street.

- 4.2.5 Residual Roman material was recovered from the lower levels of a buried soil sequence discovered as part of an investigation at Holborn Town Hall (**HEA 10**), c 180m to the east of the site. A Roman finger ring was also discovered by chance at Great Russell Street (**HEA 21**), c 165m to the north. Despite the proximity of the site to the Roman road, there is no evidence of an extensive settlement; however, the finds suggest limited occupation, as well as burial activity in the vicinity.

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

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD, the south-east of England fell into an extended period of socio-economic decline and *Londinium* was abandoned (AGL 2000, 182). The main Saxon settlement was *Lundenwic*, a busy trading port which developed and flourished for c 200 years (7th–9th centuries) in the area around Aldwych, the Strand, and Covent Garden c 500m to the south of the site (Cowie and Blackmore 2008, xv). *Lundenwic* began to decline in the 9th century and was probably abandoned following Viking attacks c 850–70. In 886, London was occupied by King Alfred, and by 889 it had been relocated within the walled city (Vince 1990, 46). This formed the basis of the later medieval city of *Lundenburh*.
- 4.2.7 The eastern boundary of *Lundenwic* was somewhere beyond Kingsway, c 315m to the east of the site. To the west, the settlement probably extended at least to what are now Charing Cross Road and Trafalgar Square c 350m to the west of the site. The northern extent was possibly along the High Holborn/Oxford Street Roman road (**HEA 11**), which continued in use, although there is little archaeological evidence for these conjectured boundaries. The site and southern half of the study area therefore potentially falls within the Saxon settlement, although it may have lain largely within open fields on the periphery. Drury Lane, (**HEA 29**), may originally have been part of the Saxon street plan, as it was known as "Via de Aldwych", connecting the Aldwych and the church of St Clement Danes to Holborn and settlements to the north and west, such as St Giles and Tottenham Court (Weinreb and Hibbert 1995, 246).
- 4.2.8 By the 10th century, the whole area of *Lundenwic*, north of the Strand and south of Holborn, including the study area, had become part of the Westminster Abbey estates. The old east-west Roman road along High Holborn/Oxford Street, just north of the site, was still in use as it is mentioned in a charter of Edgar dated to c AD 951 (Sullivan 1994, 80), although it is unlikely to have been maintained.
- 4.2.9 There are no known finds or features dated to the early medieval period in the site or study area and it is likely that the site lay within open fields at the very northern edge of *Lundenwic*. An archaeological investigation carried out at 14 Stukeley Street (**HEA 7**), c 155m to the south-east of the site was based on a desk-top study which suggested the investigation area was close to the boundary of *Lundenwic*. However, no evidence for this was discovered.

Later medieval period (AD 1066–1485)

- 4.2.10 The study area lay within the manorial estate of St Giles-in-the-Fields, probably largely within agricultural land or along the medieval roads of High Holborn and Drury Lane (**HEA 29**).
- 4.2.11 There is no mention of St Giles-in-the-Fields in Domesday Book (AD 1086), although part of Bloomsbury is recorded as having vineyards and 'wood for 100 pigs'. The land was probably vested in the Crown by the time of the Norman Conquest (1066). St. Giles's-in-the-Fields originally included the later parish of St. George Bloomsbury to the north and east (becoming a separate parish in 1731), in which the site was located. The two districts were separated by a great ditch, called Blemund's Ditch.
- 4.2.12 According to existing records, the earliest reference to St Giles in the Fields refers to a hospital for lepers, founded in c 1118 by Queen Matilda, the wife of Henry I (Old and New London 1878, 197–218). Another early reference dates to 1222 and records a dispute between the See of London and the Abbey of Westminster over boundaries (<http://www.bloomsburyassociation.org.uk/>; accessed 06-11-2013). The core of the village of St. Giles comprised houses on the north side of High Holborn, c 50m to the south of the site (Old and New London 1878, 197–218). The village is shown on Braun and Hogenberg map of 1572 (Fig 3) as a small group of cottages on the north side of High Holborn, with the church and medieval hospital of St Giles within a walled enclosure to the south-west of the site

(outside the study area). The land was marshy and was reclaimed in the early 13th century with the construction of several dykes and sluices, and areas laid out in garden plots and cottages (Dobie 1829, 37).

- 4.2.13 A medieval settlement called *Lomsbury*, or *Lomesbury* is thought to have occupied the site of Bloomsbury Square and the surrounding streets, c 220m to the north-east of the site (outside the study area) (Old and New London 1878, 480–489). The King's stables were located here, although they had been burnt down by 1567 (*ibid*).
- 4.2.14 The management of part of the land of the later St George Bloomsbury parish passed into the hands of the Greyfriars (Franciscan Brothers) of Newgate and by 1258 they had established a water supply system for the monastery, sourced near the Fleet River c 1.3km to the east. Towards the end of the 13th century the supply was declared inadequate and the lead pipe was extended to a reservoir in the vicinity of Queen Square, c 500m to the north-east of the site, which was fed by nearby springs.
- 4.2.15 Only two past investigations in the study area have recorded later medieval remains. At St Giles Court (**HEA 5**), c 160m to the south-west of the site, an excavation in the southern part of the court revealed medieval ditches and pits, which were interpreted as yards, to the rear of properties fronting the St Giles High Street. At Holborn Town Hall (**HEA 9**), c 160m to the south-west of the site, a medieval ditch dated to the 12th–13th centuries, filled with later medieval or early post-medieval agricultural soil, was recorded.
- 4.2.16 It is possible that the site, located on a main road, would have been developed with roadside buildings or farms, although any remains of these are likely to have been removed and/or truncated by post-medieval and modern building development.

Post-medieval period (AD 1485–present)

- 4.2.17 During the Tudor period (1485–1603), national economic factors led to the population of London quadrupling in size, though the medieval layout of the City did not change significantly. Whilst the City remained the commercial, and Westminster the political, centre of London, areas between them and beyond the City walls began to be swallowed up in suburbs. In particular, the wealthy moved into the area of the Strand and the Inns of Court, to the south-east of the study area, whilst the poor began occupying suburbs around Clerkenwell, Shoreditch, Aldgate and Southwark.
- 4.2.18 The earliest map consulted, the Braun and Hogenberg map of 1572 (Fig 3), is pictorial and not accurate, however, allowing for some distortion, the site appears to be located within gardens, to the rear of houses fronting 'Holbourne' (now New Oxford Street). The site lies at the very edge of the developed area to the north-west of London. The church of St Giles in the Fields lies to the south of the site, and beyond it, to the north and west, is open land.
- 4.2.19 The first phase of building in the area began in c 1600, by which date the areas of Holborn and St Giles were almost connected. Houses began to be built on the east, west, and south sides of the Church of St Giles in the Fields, and on both sides of St. Giles's Street new dwellings multiplied. Ten years later saw the commencement of Great Queen Street, and a continuation of the houses down both sides of Drury Lane (Old and New London 1878, 197-218).
- 4.2.20 Faithorne and Newcourt's map of 1658 (Fig 4) shows relatively little change to the site early on in the 17th century building development, which continues to lie within open gardens. The map shows the extent of development immediately to the south of the site, with a much denser concentration of buildings. The land to the north and west of the site remains open fields.
- 4.2.21 The parish of St Giles was where the Great Plague of 1665 started; in one month 1,391 burials were recorded, and the church itself became structurally unsound due to the number of burials carried out in its churchyard. Throughout the 17th century the parish of St Giles was known to be a poor and 'third-rate' neighbourhood.
- 4.2.22 The site lies to the south of the projected line of London's Civil War fortifications, which were constructed in two phases of work undertaken in 1642 and 1643. These comprised 18 miles of trenches, known as 'lines of communication', linking 24 forts and redoubts, and was the longest continuous defensive circuit to have been built in Britain since Roman times (Ross and Clark 2008, 108). The circuit was dismantled following the Parliamentary defeat in 1647. The exact location of the 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. The map, entitled 'A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 &

1643' dates from c 1738 and shows the extent of London at the 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 north-south line of the defences, described by the State Papers as comprising a '...dike, earthen walls and bulwarks' (*ibid*, 273).

- 4.2.23 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. Recent projections place the southern-most projected line of the defences c 220m to the north of the site (see Smith and Kelsey 1996 and Sturdy 1975). The line of these short-lived defences has not been established archaeologically, other than a recent archaeological investigation at the rear of the British Museum, 385m to the north of the site, which found remains of the deep defensive ditch. The discovery confirms the approximate projection shown on Fig 2, and indicates that the defences are unlikely to run through or immediately adjacent to the site.
- 4.2.24 Rocque's map of 1746 (Fig 5) is the first map consulted which shows the site completely developed with buildings, although individual buildings, courtyards and passageways were not typically shown on this map and it is possible that the site was not entirely built up. The site and its immediate area have changed dramatically since Faithorne and Newcourt's map of 1658. A complex network of streets has been developed and several large public buildings, including Montagu House (the former building in which the British Museum collections were housed) and Bedford House are located to the north of the site. Following the structural damage to St Giles Church, and in order to grant the wishes of the better-off residents of the northern part of the parish, who did not wish to cross the slums to attend church services, the Church of St George Bloomsbury (**HEA 4**) was constructed in 1711 by Nicholas Hawksmoor (Weinreb and Hibbert 1995, 728, 731) shown c 85m to the north-east of the site. At this time the site was bounded to the south by a small street called 'Brewer Street'. A large L-shaped building on the other side of this street is labelled 'Brew House', indicating a large brewery to the south of the site.
- 4.2.25 Faden's 1813 revision of Horwood's map of 1799 (Fig 6) confirms a brewery to the south of the site. The site itself is partially occupied by a large building along its central north-south axis, which may be linked to the brewery buildings to the south and west. The southern and eastern boundaries of the site are occupied by small terrace houses, with a yard area to the rear of the western site buildings.
- 4.2.26 During the 18th and 19th centuries, St Giles parish was considered one of the most notorious slums in London, considered to be a haunt of gin addicts and prostitutes. It was the location of 'The Rookery' – containing the 'lowest lodging houses in London.' People lived in over-crowded slum housing and outbreaks of disease were common (<http://rakesandrascals.wordpress.com/2013/11/06/the-worst-sink-of-iniquitythe-rookery-of-st-giles/>; accessed 07-11-2013).
- 4.2.27 The buildings in the northern part of the site, fronting New Oxford Street, date to the mid-19th century (c 1845) and 10 and 12 Museum Street, in the western part of the site, are of similar date. The buildings were designed in a style similar to other buildings in the vicinity, along the newly formed street, with stucco fronts and classical detailing (Design and Access Statement, Squire and Partners, 31-05-2013). The buildings are not statutorily or locally listed. 16a, 16b and 18 West Central Street was a single-storey façade in the mid-19th century, which included an open yard, possibly used by the railway company office then located to the north-west of the site, and may have originally been used as stables (*ibid*). The buildings were developed as part of an extensive Metropolitan Improvement Scheme, carried out in the 1840s, which involved laying out New Oxford Street to ease congestion, and to cut through the slums and regenerate the area (*ibid*). Many of the slum dwellings were demolished in the process. The existing buildings may have been built as part of the regeneration or were newly-built and retained.
- 4.2.28 In 1855, Rowland Hill, Secretary to the Post Office, submitted a report to the Postmaster General proposing that a system be devised for conveying mail by underground tube. Trials were carried out in the 1860s and by 1873 a tube line had been extended to carry mail via a central point at Holborn. A short section of the underground mail railway tunnel is located beneath the south-western corner of the site (**HEA 1**). High running costs were a problem and

the service was discontinued in 1874. The operation was revived just before the First World War, interrupted again due to costs, and resumed in the 1920s. The system continued to run until 2003 but has remained suspended to date (<http://postalheritage.org.uk/page/mailrail>; accessed 14-11-2013).

- 4.2.29 The Ordnance Survey 1st edition 6": mile map of 1874–75 (Fig 7) shows the site almost entirely occupied by buildings. Those in the northern part of the site, fronting New Oxford Street are the same buildings which exist today (35–41 New Oxford Street). The buildings along the eastern site boundary (10 and 12 Museum Street) are also those which currently exist on the site. The area now occupied by 16a, 16b and 18 New Oxford Street comprises an open yard area to the rear of the Museum Street buildings and a mixture of buildings in the western part of the site, some of which may already have been interconnected, although this is unclear from the map. At this time, the buildings may have functioned as stables and a yard attached to the railway company at 43 New Oxford Street, adjacent to the northern site boundary. One large building, extending along the north-south aligned branch of West Central Street, lies partially within the western boundary of the site. A public house, still extant, is located at the north-eastern corner of the block but is excluded from the site area.
- 4.2.30 The Ordnance Survey 2nd edition 6": mile map of 1896 (not reproduced) shows very few changes to the site, other than an extension of 39–41 New Oxford Street which has involved building over an open yard to the rear. There also appears to have been some consolidation of the buildings in the south-western part of the site, with fewer building partitions shown, however, the footprints of the buildings themselves have not changed. The Ordnance Survey 3rd edition 25": mile map of 1916 (not reproduced) similarly shows no difference to the site layout. In 1927, 39–41 New Oxford Street was re-fronted and was completely replaced with the current building later in the 20th century (Design and Access Statement, Squire and Partners, 31-05-2013).
- 4.2.31 The London County Council (LCC) bomb damage maps of 1939–45 (not reproduced) shows no damage to the site or adjacent buildings.
- 4.2.32 The Ordnance Survey 1:2,500 scale map of 1951 (Fig 8) shows the subdivision of the buildings in the western part of the site to form the existing 16a, 16b and 18 West Central Street. There have been no changes to the remaining site buildings; however, an open area still exists to the rear of the Museum Street buildings. This area had been built over by the early 1980s. Later Ordnance Survey maps show no further changes to the site.
- 4.2.33 The largest building on the site, fronting West Central Street, is 16a/b and 18 West Central Street, which most recently functioned as a night club (Fig 9). Other than its ground floor level façade, which is possibly of mid-19th century date, the building appears modern. It contains a single basement which steps down in three levels, each approximately 0.3m deeper than the next, from east down to west. A basement-level fire escape is located along what was the western boundary of the building, in the former open yard area. 10–12 Museum Street was formerly a mini-cab office and is currently unoccupied (Fig 10). Both buildings are basemented. In the northern part of the site, 35 and 37 New Oxford Street (both currently unoccupied) contain a single basement. 39–41 New Oxford Street is a shop which is still in use (Fig 11). These buildings were not accessed during the site visit but have presumably been internally modernised behind their 19th century facades.

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 levels adjacent to the site are relatively flat. Ground level within the site lies at c 25.5m OD.
 - The top of truncated brickearth, where it survives, is predicted to lie immediately beneath the existing basement foundations to a maximum depth of c 21.5–22.5m OD (c 3.0–4.0mbgl), however, there may be some variation in thickness across the site. This, combined with varied basement levels, it is likely to have caused deposits to be entirely removed or heavily truncated where basement levels are deepest.
 - The top of untruncated Gravel is predicted to lie directly beneath the brickearth at c 21.5m OD (c 4.0mbgl).

Past impacts

- 5.2.2 Archaeological survival across the site is generally likely to be low across the site.
- 5.2.3 The greatest past impact to the site would have been the construction of the current basemented buildings in the mid-19th century. Although basements dating to the late-19th century or earlier should not strictly be considered ‘impacts’, in the sense that they form a part of the historic record, their construction will have had an impact upon on earlier archaeological remains, in particular those dating to the preceding Roman and medieval periods.
- 5.2.4 The buildings on the site are single-basemented to depths of 22.2–22.8m OD (c 2.7–3.3m below ground level (bgl)) with an additional assumed basement slab formation thickness of 0.5m, bringing actual levels of impact to c 21.7–22.3m OD (c 3.2–3.8mbgl). The basements are shown in Fig 12. In general, the basement becomes progressively deeper towards the western end of the site and truncation of the natural brickearth is likely to have been greatest in this area. However, any levelling of the site for the construction of this building, and the laying of foundation slabs to an assumed depth of 0.5–1.0m, will have locally removed any archaeological remains from within the footprints of these works.
- 5.2.5 Associated services trenches beneath the building foundations, likely to have reached a depth of c 21.2–21.8m OD (c 3.7–4.2mbgl) beneath the existing basements, will also have caused localised impacts, removing any archaeological remains from within their footprints.
- 5.2.6 The construction of the underground mail railway tunnel in the 1850s–70s will have involved boring the tunnel through the natural gravels. A short section of the tunnels run beneath the south-western corner of the site. At this depth (which is not known for certain) it is unlikely to have significantly impacted on archaeological remains.

Likely depth/thickness of archaeological remains

- 5.2.7 Remains from the later prehistoric to medieval periods would be located cut into the brickearth, beneath the existing basement slabs. The existing basement foundations will have heavily

truncated the natural brickearth, which is likely to have removed all but deep cut features such as ditches, pits and wells, although these too are likely to be truncated.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential for prehistoric remains.* The only prehistoric remains known to have been discovered in the study area comprise a Lower Palaeolithic hand-axe, and there are no known finds dated to later prehistoric periods within the study area.
- 5.3.3 *The site has a low to moderate potential for Roman remains.* The northern part of the site lies adjacent to the major Roman road running between *Londinium* and Silchester. Farms and burial sites were typically located along such roads, and there has been some isolated evidence of burials recorded within the study area. However, the fragmentary nature of the evidence suggests that Roman remains have in many cases been removed or disturbed by later development. Due to the presence of existing basement levels across the site there is considered to be a low potential for remains, as they will have been truncated by the current basement foundations. These may include isolated cremation or inhumation burials. Although considered unlikely remains of burials would be of **high** significance. Remains of roadside features such as field systems or ditches are likely to be of **low** significance and heavily truncated.
- 5.3.4 *The site has a low potential for early medieval remains.* No early medieval remains have been recorded within the site or study area and it is likely that the site lay in open fields to the north of the Saxon settlement of *Lundenwic*.
- 5.3.5 *The site has a low to moderate potential for later medieval remains.* Although later medieval remains have been discovered within the study area these were all located to the south-west, in the area of St Giles in the Fields. Early post-medieval maps suggest that the site would have lain in open fields in this period, on the periphery of the developed area to the south, although evidence of roadside settlement is possible. Any later medieval remains are also likely to have been truncated by the later post-medieval development of the site. Remains such as agricultural soils or ditches would be of **low** significance, based on their evidential and historical value. Evidence of roadside settlement, if present, would be of **medium** significance.
- 5.3.6 *The site has a moderate potential for any post-medieval remains pre-dating the existing buildings.* The site was developed with the present buildings from the mid-19th century onwards, replacing terrace housing in the southern and eastern parts of the site, and buildings which may have been connected to the 18th-19th century brewery located to the south of the site. Remains of building foundations or deposits dated to the late-18th/early-19th century which may survive in the unbasemented area of the site (35–41 New Oxford Street) would be of **low** significance, based on their evidential and historical value.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises the refurbishment of the existing buildings. The existing facades facing onto New Oxford Street, Museum Street and West Central Street would be retained. A new infill building would be constructed on the 1st, 2nd and 3rd floors of 16a/b and 18 West Central Street. An additional 4th floor would be constructed at 39–41 New Oxford Street.
- 6.1.2 The existing basement would be deepened by 1.2–1.6m over approximately 75% of its extent. The finished floor level of the deepened basement would be at 21.2m OD (4.3mbgl) (TP Bennett, dwg A10862 B2301, rev P1, 04/11/15). There would be a new 0.6m raft foundation in the area of the deepened basement and a 0.3m thick ground bearing slab on the New Oxford Street side of the site (Mason Navarro Pledge, job 241312, dwg 100, rev P2, 17/11/15).

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.

Breaking out foundation slab

- 6.2.3 Breaking out of the existing foundation/floor slab would potentially have an impact, truncating or removing entirely any archaeological remains directly beneath the slab. This might include remains of previous post-medieval buildings.

Basement excavation

- 6.2.4 Any archaeological remains would be entirely removed within the footprint of the proposed deepened basement, to a depth of 4.9mbgl. It is assumed for the purposes of this assessment that the basement would be excavated following the insertion of the perimeter wall.

7 Conclusion and recommendations

- 7.1.1 There are no designated assets on the site. The site lies within the Bloomsbury Conservation Area
- 7.1.2 Archaeological survival potential across the site is generally likely to be low across the site due to the presence of existing basements.
- 7.1.3 Breaking out of the existing basement slab and excavations for the proposed deepened basement could impact on archaeological remains.
- 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
Previously unrecorded Roman remains (Low to moderate potential)	Low (agricultural remains) to high (burials)	Removal of the existing basement slab, deepened basement Asset significance reduced to nil.
Previously unrecorded later medieval remains (Low to moderate potential)	Low (agricultural remains) to medium (settlement remains)	Removal of the existing basement slab, deepened basement Asset significance reduced to nil.
Post-medieval remains pre-dating the existing buildings. (Moderate potential)	Low	Removal of the existing basement slab, deepened basement Asset significance reduced to nil.

- 7.1.5 In light of the generally low potential of the site to contain significant archaeological assets it is unlikely that the local authority would request preliminary archaeological field evaluation of the site either pre- or post- determination of planning consent. It is possible, however, that an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction, which would ensure that any previously unrecorded archaeological assets were not removed without record. Alternatively the archaeological monitoring of 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.
- 7.1.6 Building recording may be required at an appropriate English Heritage level prior to any demolition works affecting the Victorian building at 10–12 Museum Street. This would most likely comprise a Level 2 descriptive record of the buildings. Both the exterior and the interior of would be viewed, described and photographed, presenting conclusions regarding the building's development and use.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 200m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 18/11/2015 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 September 2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DGLA - Department of Greater London Archaeology

GLHER – Historic Environment Record

ILAU – Inner London Archaeology Unit

LAARC – London Archaeological Archives and Research Centre

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

OA – Oxford Archaeology

PCA – Pre-Construct Archaeology

SAEC – Southeast Archaeological Centre

TVAS – Thames Valley Archaeological Service

WA – Wessex Archaeology

HEA No.	Description	Site code/ HER No.
1	16a, 16b and 18 West Central Street, W1 In 1855, Rowland Hill, Secretary to the Post Office, submitted a report to the Postmaster General proposing that a system be devised for conveying mail by underground tube. Trials were carried out in the 1860s. By 1873 a tube line had been extended to carry mail via a central point at Holborn. A short section of the underground mail railway tunnel is located beneath the south-western corner of the site.	---
2	40 Great Russell Street, WC1 An archaeological investigation may have been carried out here in 1988, however, neither the GLHER nor LAARC hold details.	GT88
3	32 Museum Street, WC1 An archaeological watching brief was carried out by MoLAS in 1995. A sequence of 17th century deposits appeared to fill a large feature - probably a quarry pit - which cut the natural gravels and may have been associated with the Civil War defences just to the north of the site. Above the backfilled quarry was a late 17th or 18th century brick wall which is likely to have been the rear wall of a building that once fronted the street, possibly when the area was first developed in the 1660s. Behind the wall, in what was once a garden or backyard, were deposits containing many clay pipes dating from 1660 to 1910, and a brick-lined well.	MUS95 ELO4099 MLO65785 MLO65786 MLO65787
4	St George's Church, Bloomsbury Way, WC1 An archaeological watching brief was carried out by OA in 2002. On-going restoration work of this 18th century church designed by Nicholas Hawksmoor necessitated the clearance - with a commercial company - of 781 coffins dating to 1804–56 from the crypt. The burial population represents the wealthy professional classes resident in the parish of Bloomsbury, including lawyers, medical doctors, army and naval officers, imperial administrators, librarians of the British Museum, and their families. Each of the seven side vaults of the crypt was stacked with coffins, up to six deep. All were triple coffins, constructed of lead with an inner and outer wooden coffin. The upholstery and metal coffin fittings on the outer wooden coffins were well preserved. From the coffin (<i>departum</i>) plates, it was possible to identify the name, age-at-death and date-of-death of over 80% of those interred. The skeletons were examined for pathologies, and a number of cases of syphilis, tuberculosis, metastatic cancers, infection, arthritis and trauma were observed. The teeth of many individuals showed high rates of caries, tooth loss and abscesses. Many also showed evidence of early dental treatments, such as fillings, filing of crowns, artificial crowns, and examples of bridges and dentures made of human and porcelain teeth riveted onto gold and ivory plates.	BBM02 ELO12697

HEA No.	Description	Site code/ HER No.
5	<p>St Giles Court, St Giles High Street, Camden, WC2</p> <p>An archaeological evaluation and excavation was carried out by MoLAS in 2006–08. 2006: In the central courtyard of the standing building medieval activity is hinted at by the remains of a horse skeleton and stake holes. A cobbled surface, indicating an early courtyard (possibly the 17th century Eagle and Child Yard), was found beneath the remains of Victorian tenements on either side of a small alleyway known then as Clarks Buildings. Drains and sewers were uncovered underneath the alleyway and the cellar room of one tenement was exposed. Excavation in the south courtyard revealed medieval ditches and pits, and cess pits of possibly 16th–17th century date; these probably represent yards at the rear of properties fronting onto the High Street. Small areas of 17th–18th century buildings and features remained: brick cess pits, cobbled surfaces and cellar walls. The remains of Victorian buildings were uncovered, including two vaulted cellars and a large industrial cellar identified as a bacon curing premises. Adjacent to the High Street three post-medieval cellar walls and a deposit dating to c1580-1700 were revealed, succeeded by brick floors, a wall and a layer dated to 17th century. A later cellar wall with a barrel-vaulted roof was also recorded, followed by 20th century cellars and foundations. In the central area natural brickearth was found to be overlaid by ploughsoil and dumps of 17th century date, above which was a brick floor. The floor was covered by a crushed brick and mortar floor and dumps of ash and clinker dated to 1630–80. A rubble-filled cellar of probable 17th–18th century date, with curving walls, suggesting another vaulted roof, was also observed. A western trench revealed early post-medieval deposits, including a ditch with a sequence of cess pits, sewers and building remains related to the rear of Church Street (now Bucknall Street) and the early Hampshire Hog Yard. Other buildings found were four vaulted cellars, possibly part of a brewery identified on site from the early 19th century.</p> <p>2007–08: The excavation focused on two courtyards within the standing building of St Giles Court: the central and southern courtyards. The earliest features excavated in the southern courtyard consisted of medieval intercutting ditches and pits, including possible 16th–17th century cesspits. The ditches and pits probably represent yard or work areas located to the rear of properties that fronted onto the High Street. Remains of 17th–18th century buildings and structures survived in small areas, most having been removed by later buildings. These comprised brick lined cesspits, cobbled surfaces and cellar walls. Parts of Victorian buildings, having survived the clearance of the site in the 1940s, were also recorded: two vaulted cellars and a large industrial cellar, identified from historic maps as bacon curing premises. In a trench at the eastern side of the central courtyard remains were found for the medieval period of a horse skeleton and a series of stakeholes, indicating a possible fence line. An early cobbled courtyard surface was found, possibly the 17th century Eagle and Child Yard. Above this were the remains of Victorian tenement buildings on either side of a small alleyway known then as Clarks Buildings. Drains and sewers were uncovered underneath the alleyway and the cellar room of one of the tenements was exposed, complete with fireplace, skirting boards and open sewer in the floor. A trench at the western side of the courtyard revealed activity of probable 17th century date, including a ditch and a sequence of cesspits, sewers and building remains related to the rear of Church Street (now Bucknall Street) and the early Hampshire Hog Yard. Other buildings found were a series of four vaulted cellars which may have been connected with a brewery on site from the early 19th century. Later Victorian buildings included a police barracks. Only modern deposits were observed during a watching brief carried out on pile probing on the northern side of the site in 2008.</p>	SIC06 ELO6988 ELO7987 MLO98203
6	<p>Dudley House, Endell Street, WC2</p> <p>An archaeological watching brief was carried out by ILAU in 1978 which recorded evidence mainly of a topographical character, though a human bone was reportedly found by workmen at the eastern end of the site.</p>	DUD78
7	<p>14 Stukeley Street, WC2</p> <p>An archaeological watching brief was carried out by TVAS in 1994. Desk top study suggested that the site was close to the boundary of <i>Lundenwic</i>. Five engineer's trial pits were examined but no archaeological remains were revealed.</p>	SYS94 ELO4671 MLO60719
8	<p>15–17 Macklin Street, WC2</p> <p>A watching brief was under taken during a geotechnical investigation at 15-17 Macklin Street by PCA in October 2011. The geotechnical work comprised two test pits which revealed natural deposits truncated by pitting probably of a 17th century date.</p>	MAC11 MLO103549
9	<p>Holborn Town Hall, Stukeley Street (garage fronting), WC2</p> <p>An archaeological evaluation was carried out by MoLAS in 1999. Natural gravels were</p>	HHN99 ELO75

HEA No.	Description	Site code/ HER No.
	cut by an undated feature and overlaid by brickearth. Above the brickearth was a possible soil horizon containing small fragments of bone and burnt flint. This was cut by a ditch, dated to mid-12th to 13th century, which was sealed by a thick layer of agricultural soil of late medieval or early post-medieval period. Above this, a layer of gravel may have been laid as an external surface. It was covered by dump layers and cut by a cellar wall, probably of 17th century date and presumably belonging to one of the buildings shown on 17th century maps fronting on to The Cole Yard (now Stukeley Street). A 17th century rubbish pit was found to the north of the wall, probably in a back garden or yard, and a brick-lined cesspit which is likely to have been constructed in the 18th century, and continued in use during the 19th century.	ELO3590 MLO74068 MLO74069 MLO74070 MLO74071 MLO74073 MLO74074 MLO74075 MLO74076 MLO76215 MLO76562 MLO76564 MLO76566 MLO76568
10	Holborn Town Hall (Site C), Stukeley Street, WC2 An archaeological watching brief and evaluation was carried out by MoLAS in 1996–98. 1996: Above natural gravel and the eroded remains of the brickearth slab, lay a buried soil sequence. It seems to have originated through erosion of the top of the brickearth slab, subsequently modified by human activity to form a deep soil. It contained residual Roman material from its lower layers. The buried soil seems to have been extensively reworked (possibly ploughed) in the period up to c 1700, after which extensive dumping took place to raise the ground levels and the first brick structures were built. Limited evidence for post-medieval industry in the form of iron and copper working waste, glass-working waste, and a few clay pipe wasters was recovered from dump deposits. 1998: This work followed an evaluation in 1996 (see above). A ditch of unknown date and a post-medieval cellar and well cut disturbed brickearth above natural gravels.	STY96 ELO9151
11	Approximate line of Oxford Street and Vernon Street, WC1 The projected line of a Roman road.	---
12	43 and 45 New Oxford Street, WC1 Grade II listed.	1113170
13	The Bloomsbury Public House, WC1 Grade II listed.	1271630
14	Queen Alexandra Mansions, WC1 Grade II listed.	1271622
15	Drinking fountain at junction with Shaftesbury Avenue, WC1 Grade II listed.	1113173
16	King Edward Mansion Sovereign House, WC1 Grade II listed.	1245859
17	Shaftesbury Theatre, WC1 Grade II listed.	1378647
18	42–47 Museum Street, WC1 Grade II listed.	1322091
19	61 and 61A Endell Street, WC2 An archaeological evaluation was carried out by Vaughan Birbeck for WA. A single, probably linear feature was observed cutting into the natural gravels. Although no definite dating evidence was recovered from this, pottery datable to the late-17th century or early-18th century was recovered from either the top fill of this feature or from the deposit immediately above it. A small quantity of pottery and clay pipe, datable to between the 17th century and 19th century, were recovered from the overlying soil and rubble deposits. Brick wall footings and a possible 'saw pit' of 19th century or 20th century date were also recorded.	ENL97 ELO3243 MLO71249
20	New Oxford Street, WC1 A cylindrical lead cist containing burnt bone and 2 <i>denarii</i> of Vespasian were discovered c 1863.	ELO5705 MLO17787
21	Great Russell Street, WC1 The find spot of a Roman silver finger ring.	ELO5686 MLO17779
22	Barter Street, WC1 Part of the tombstone of Gaius Pomponius Valens, discovered in 1961 25 feet deep in the modern backfill of a sewer.	ELO5678 MLO17778
23	New Oxford Street, WC1 It appears on the Agas map of 1652 as an unnamed road and is called 'Theobalds Row' on Rocque's map of 1746.	MLO5713
24	New Oxford Street, WC1	MLO17688

HEA No.	Description	Site code/ HER No.
	The find spot of a Lower Palaeolithic hand-axe, discovered in 1929.	
25	New Oxford Street, WC1 The location of a former late medieval to 19th century public house.	MLO25154
26	Bloomsbury Way, WC1 The possible site of Bloomsbury Market – a 17th century fish market.	MLO71896
27	2–4 Streatham Lane, WC1 The site of a former tapestry weaving workshop dated from the mid-16th century to c 1900. Built for Paul Saunders, tapestry-maker and owner of 5 Bloomsbury Street.	MLO16739
28	Junction of Drury Lane and High Holborn, WC1 The location of a public house/tavern known to be present by c 1720. The tavern was mentioned in a deed of Edward III.	MLO16704 MLO17839
29	Drury Lane, WC1 The line of Drury Lane, which is probably of medieval origin.	MLO16715
30	Stukeley Street, WC1 The site of an ancient stream which formed part of the western boundary of Purse Field.	MLO71897
31	Endell Street, WC1 The location of a former High Victorian Gothic workhouse attached to the parishes of St Giles in the Field and St George Bloomsbury. Built c 1879 by Lee and Smith with additional ranges at the rear dated to c 1886. The building was demolished c 1979.	MLO8570
32	New Oxford Street, Museum Street, High Holborn, WC1 An archaeological watching brief was carried out by SAEC in 1964. Three truncated brick-lined pits and a rubbish pit were examined, and dated by their pottery content to the late-17th century/early-18th century.	NOS64 MLO18063
33	89 Great Russell Street, WC1 Record in the London Archaeological Archive and Research Centre of fieldwork at 89 Great Russell Street WC1 in 1988 by DGLA. No further details known.	ELO14529

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.

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 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 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and 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 Record for the Historic Environment (NHRE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country 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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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known		
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	not known		
Geotechnical report	not known		
Envirocheck report	not known		
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

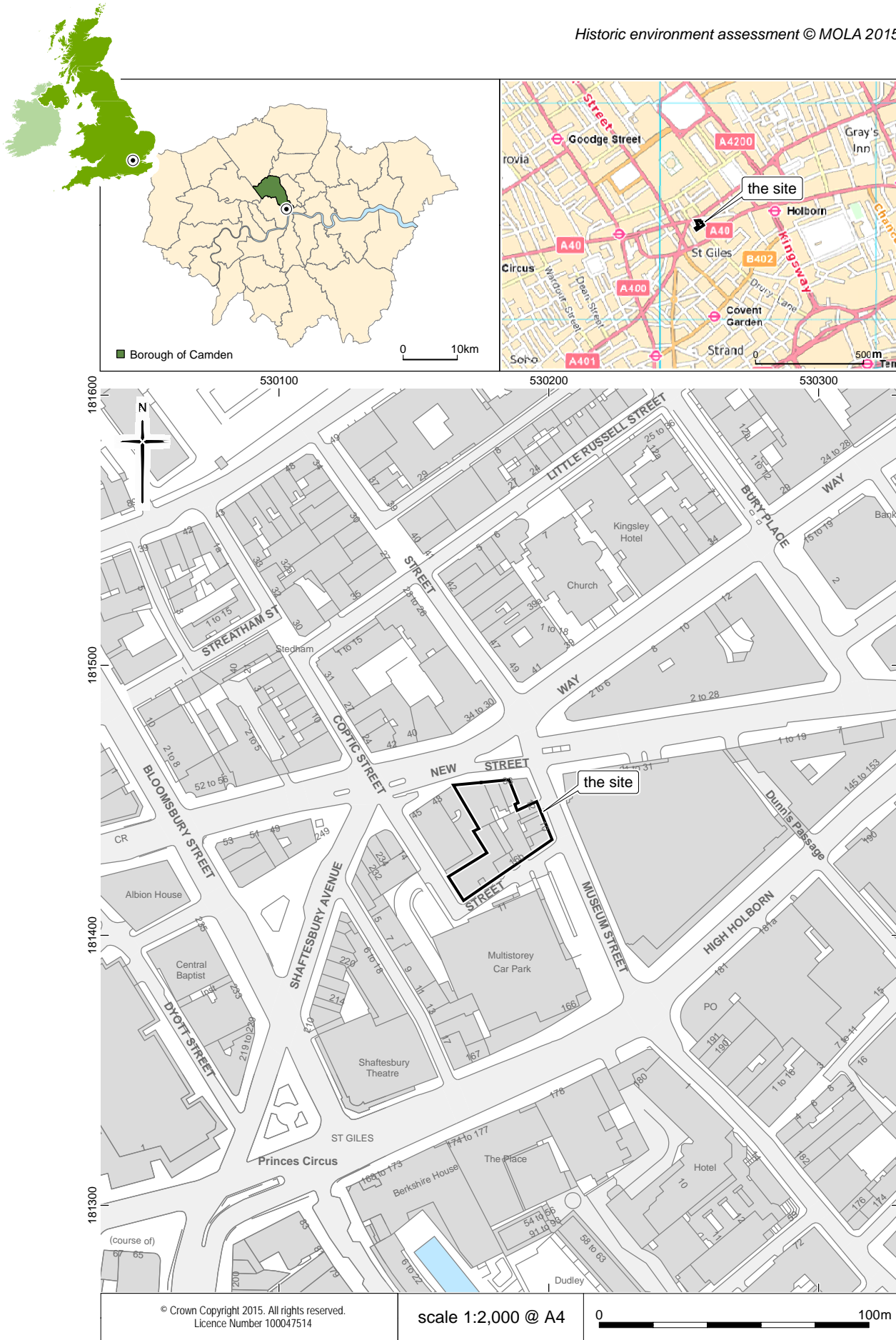


Fig 1 Site location

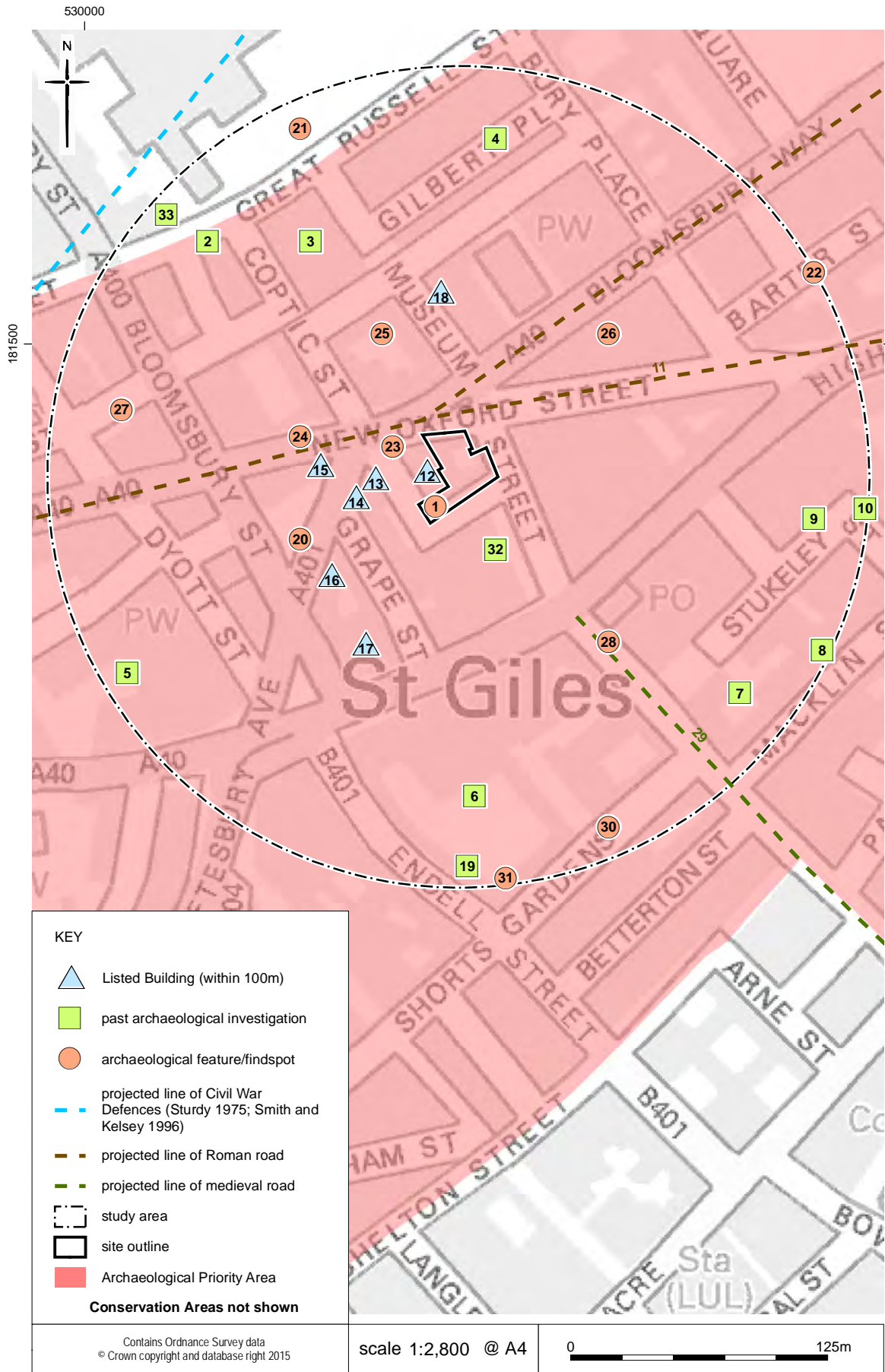


Fig 2 Historic environment features map

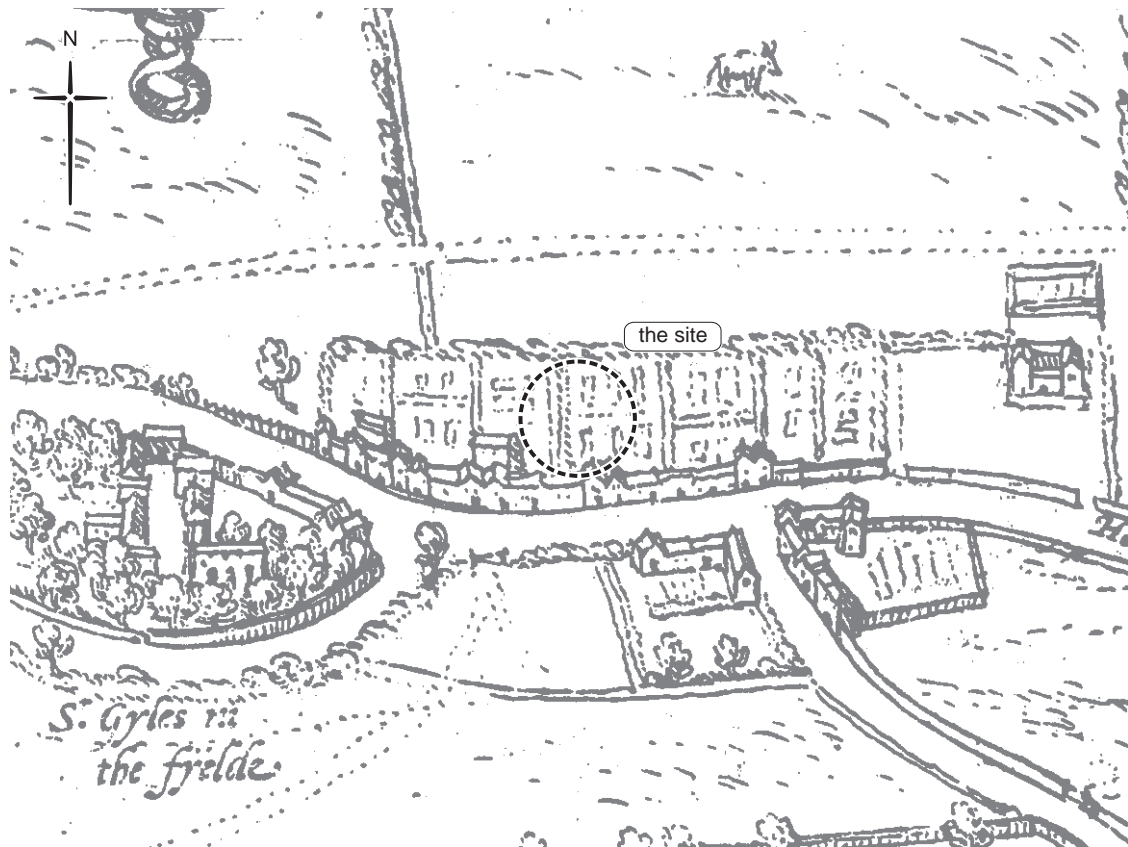


Fig 3 Braun and Hogenberg map of 1572



Fig 4 Faithorne and Newcourt's map of 1658

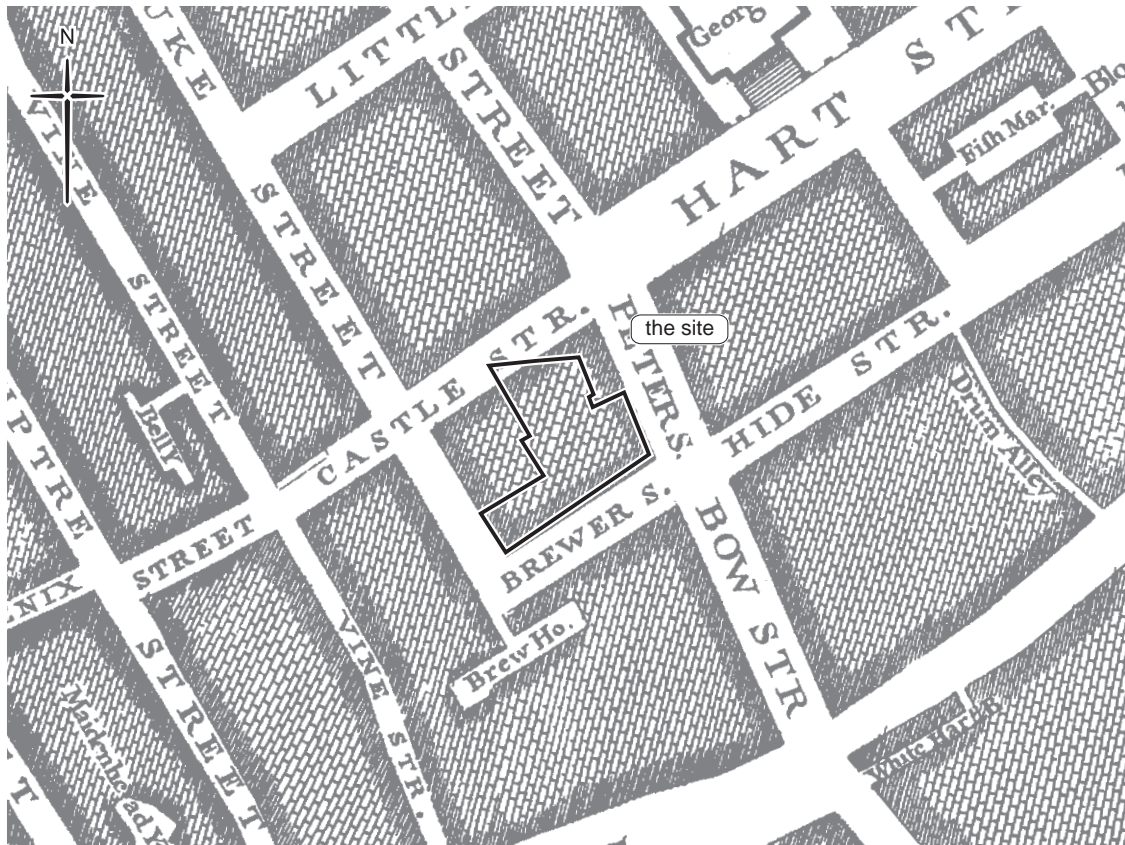


Fig 5 Rocque's map of 1746

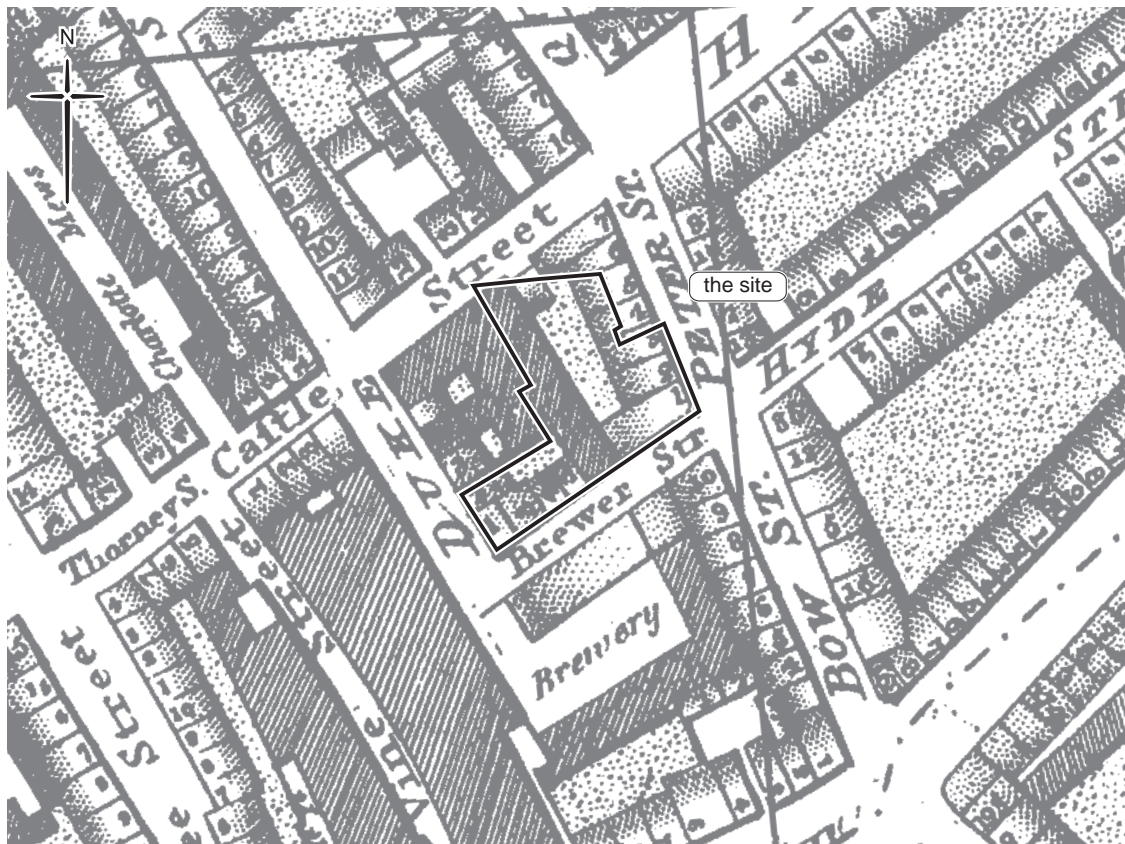


Fig 6 Faden's 1813 revision of Horwood's map of 1799

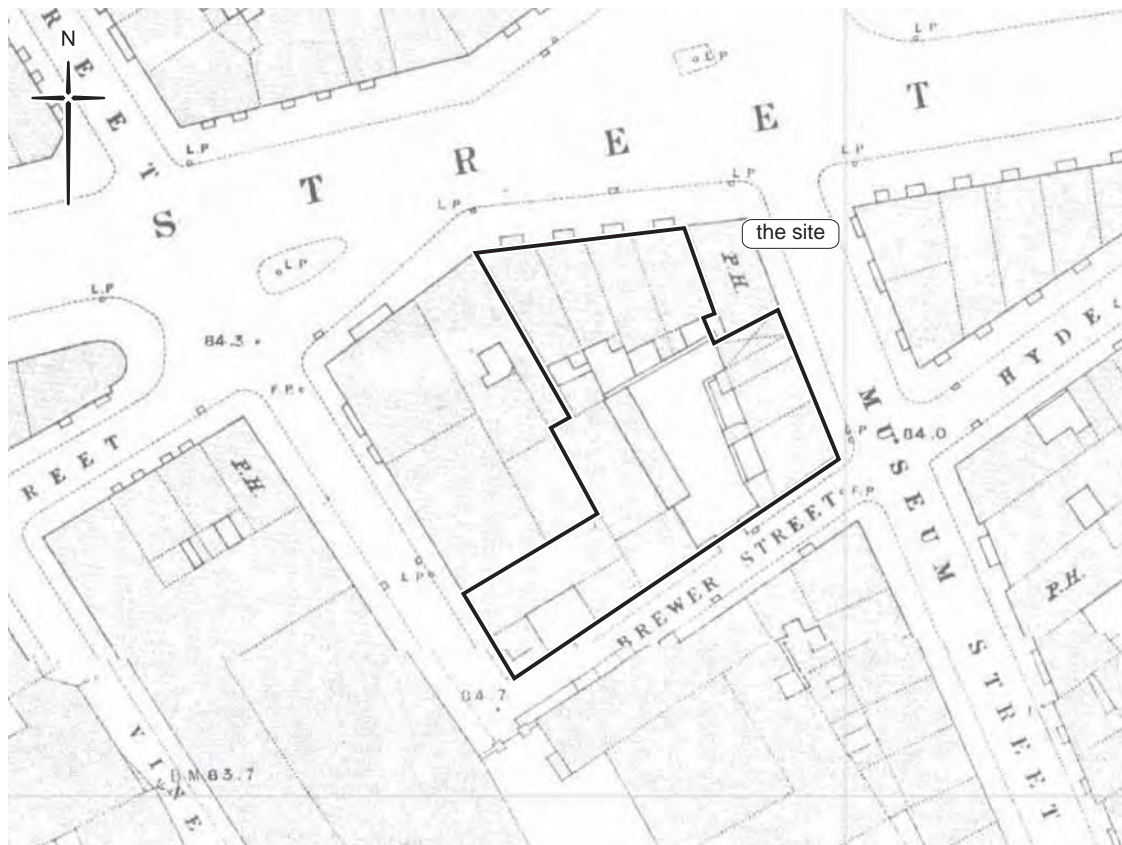


Fig 7 Ordnance Survey 1st edition 6": mile map of 1874–75 (not to scale)



Fig 8 Ordnance Survey 1:2,500 scale map of 1951 (not to scale)



Fig 9 16a, 16b and 18 West Central Street façade; looking north-west (MOLA 2013)



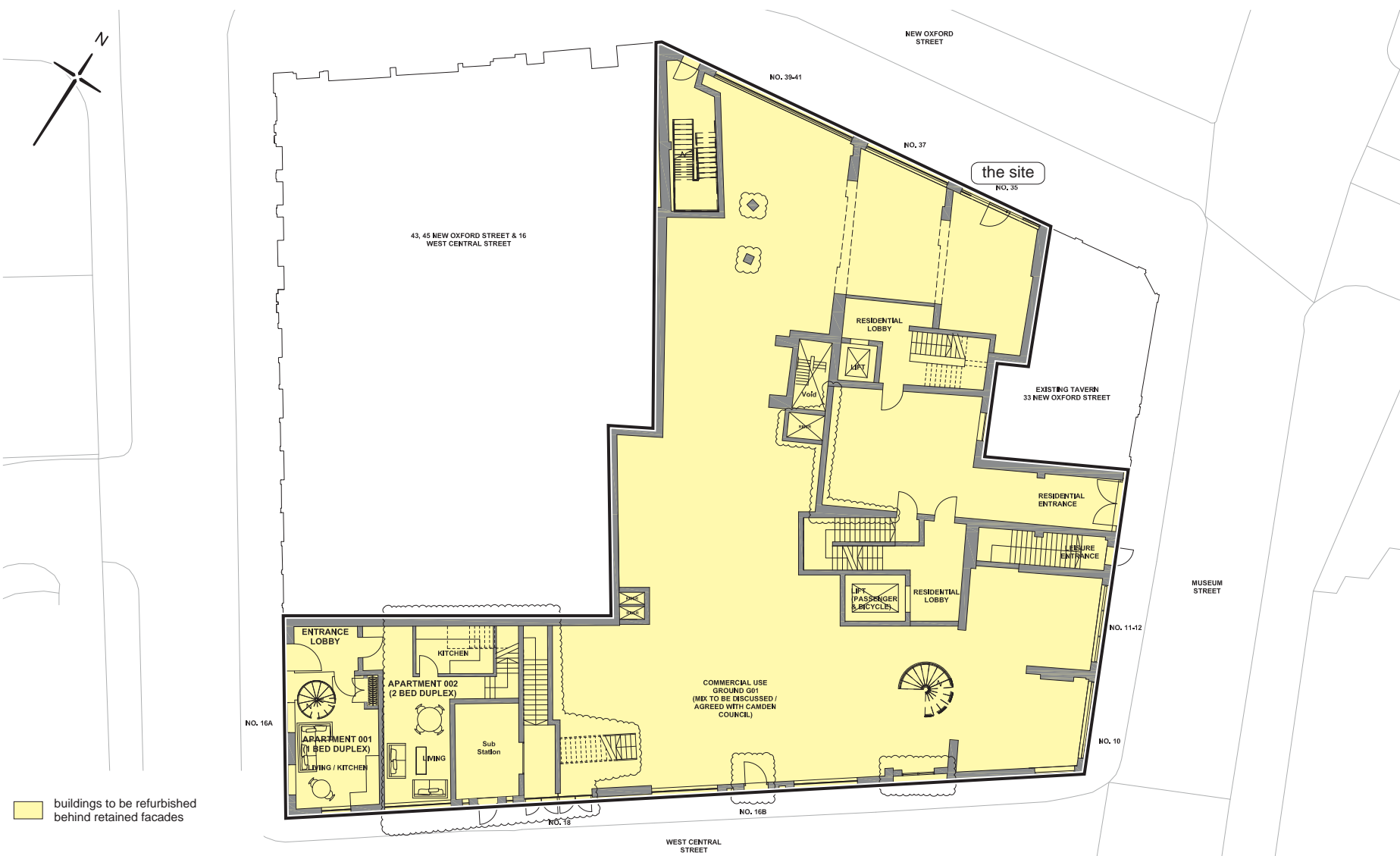
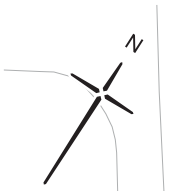
Fig 10 10 and 12 Museum Street frontage; looking north-west (MOLA 2013)



Fig 11 35–41 New Oxford Street; looking south-east (MOLA 2013)



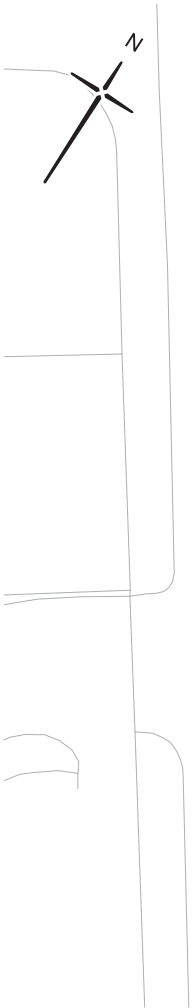
Fig 12 Existing basement plan (Squire and Partners Ltd. Drwg no. JA12_P_B1_001, November 2012)



buildings to be refurbished behind retained facades

CAM/1236HEA13#15

Fig 13 Proposed ground floor plan (TP Bennett, dwg A10862 B2100, rev P5, 18/11/15)



CAM/MD1236HEA14#15

Fig 14 Proposed basement plan (TP Bennett, dwg A10862 B2099, rev P5, 18/11/15)

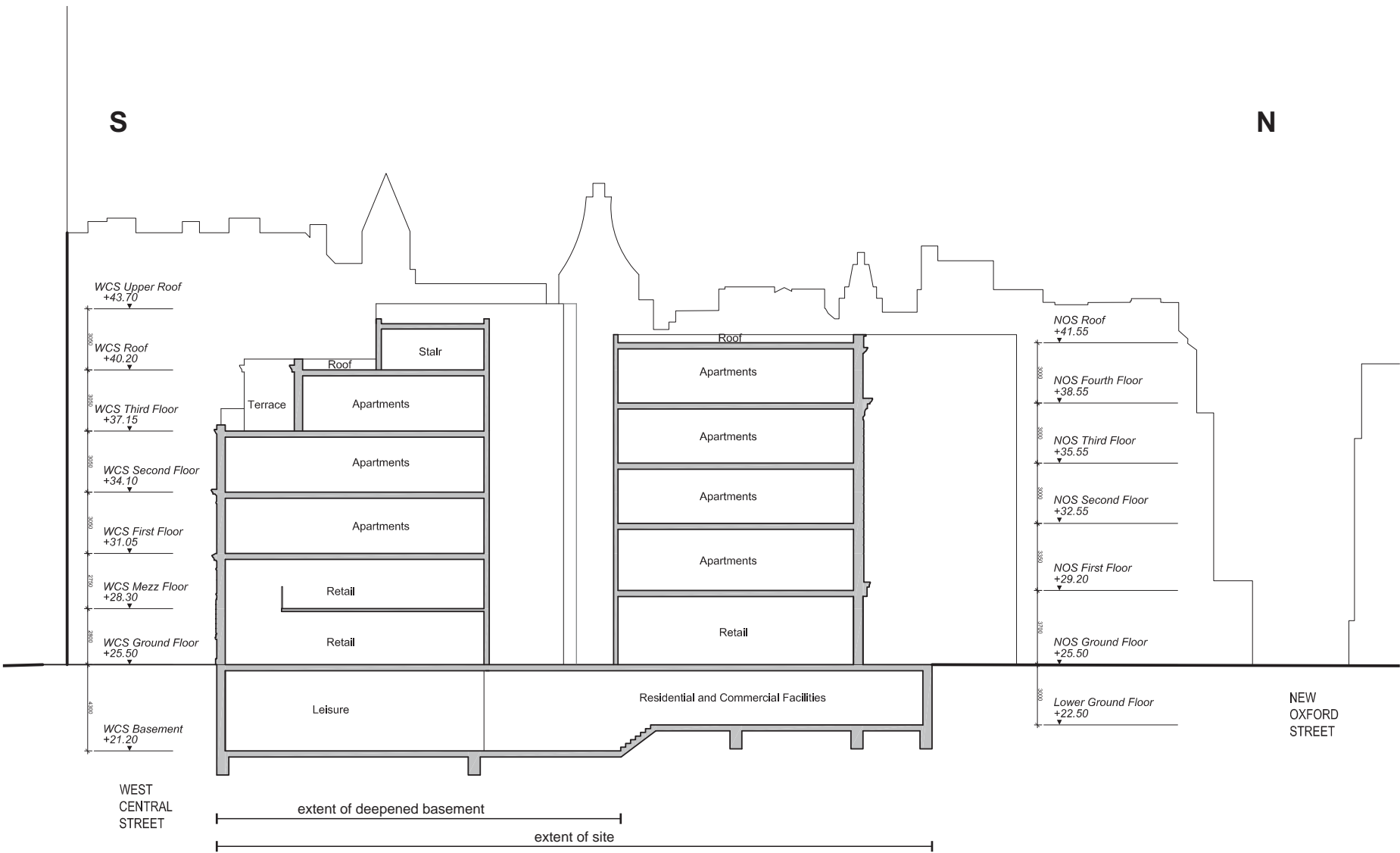


Fig 15 Proposed east facing section (TP Bennett, dwg A10862 B2301, rev P1, 18/11/15)