

Archaeological Desk Based Assessment



47 Doughty Street, London
WC1N 2LW

On behalf of Mr. Yifan He

February 2016

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EXECUTIVE SUMMARY

The subject of this assessment is No. 47 Doughty Street, London WC1N 2LW, situated within the London Borough of Camden. The proposed refurbishment works include a 3 storey rear extension, the enlargement and deepening of the basement at the rear, and the lowering of the floor level of a vault at the front of the house (beneath the pavement).

The application site lies within an Archaeological Priority Zone, as designated by **Camden Council and Historic England's Greater London Archaeological** Advisory Service.

Very little is known of the prehistoric and Roman history of the area. In the medieval and post-medieval periods the site was agricultural land, and the potential for encountering buried features other than agricultural of any period is considered to be low. However, judging by observations made within the cellars of a close neighbour, there is considered to be a high potential for the discovery of re-used stone walling of probable medieval origin within the under-pavement vaults at the front of the application site.

The possibility of encountering as yet, unknown archaeological remains of any period cannot be discounted.

The digging of an additional basement area, the deepening of the existing basement by a depth of 1.2 m at the rear of the property, and deepening the vault beneath the pavement at the front will inevitably impact on the existing ground.

As the land was open farmland until Doughty Street was built in the first decade of the 19th century, any long-term cultivation will inevitably have truncated underlying archaeological deposits. 18th century maps show the area dotted with quarry pits and ponds and there is the possibility that the land may have been disturbed by gravel digging.

On the basis of the available evidence, it is advised that any further work could be adequately dealt with by the imposition of a watching brief, to be carried out to identify the extent of previous disturbance and the survival of possible archaeological deposits. Due to the extent of previous disturbance across the application site, it is unlikely that any archaeological remains present would

survive in a condition worthy of preservation in-situ and consequently this work can be safely secured by a suitably worded condition attached to the consented application.

1.0 INTRODUCTION

- 1.1 This archaeological desk-based assessment has been prepared by Dr. Anne Johnson, archaeological researcher at Archaeology Collective, commissioned by Heritage Collective UK on behalf of Mr. Yifan He. Documentary and cartographic research was undertaken by the author.
- 1.2 The subject of this assessment is No. 47 Doughty Street, London WC1N 2LW (centred at National Grid Reference TQ ⁵30775 ¹82205), hereafter referred to as **the 'application site'** (Appendix 1).
- 1.3 The proposed refurbishment works include a 3 storey rear extension (following demolition of the existing closet wing), the enlargement and deepening of the basement at the rear, and the lowering of the floor level of a vault at the front of the house (beneath the pavement).
- 1.4 Archaeology Collective has been commissioned to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any relevant constraints identified. This assessment is in accordance with the National Planning Policy Framework (NPPF) and the procedures set out in **'Standard and Guidance for Historic Environment Desk-based Assessment'**.¹
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) together with a range of archives and libraries, The National Archives, The British Library and The Bodleian Library. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing development on potential underlying archaeological deposits.
- 1.6 The assessment thus enables all relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

¹ CIfA 2014.

2.0 PLANNING FRAMEWORK

National Planning Policy Framework (NPPF)

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 The National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12) through the development and implementation of a local plan. The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment.
- 2.3 In summary, government guidance on archaeology contained within the NPPF provides a structure for making decisions:
- where designated heritage assets (World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas) are affected by development
 - where the settings of heritage assets are affected by development
 - where nationally important un-scheduled monuments are affected by development
- 2.4 In addition the national planning policy framework:
- requires the applicant to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset
 - places a duty on the decision making body to determine applications on the basis of sufficient evidence, gathered if necessary from field evaluation

Local Policies

The London Plan 2015

- 2.5 The London Plan, The Spatial Development Strategy for London, was formally adopted in 2011 and replaced the earlier London Plan (2008). The latest London Plan, consolidated with alterations since 2011, was published in March 2015. The following policies relating to Historic Environment and Landscapes are relevant to this assessment.

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

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

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

Planning decisions

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

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

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

or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

Camden Council

- 2.6 The Camden Local Development Framework Core Strategy, adopted on 8th November 2010, contains the following policy relevant to archaeology and the historic environment:

CS14 - Promoting 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:

- 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;*

- 2.7 Policy DP25 of the Camden Local Development Framework, Development Policies Adoption Version, 2010 contains the following policy regarding archaeology²:

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.

- 2.8 The accompanying notes state that:

25.18 Camden has a rich archaeological heritage comprised of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are 13 archaeological priority areas in the borough: Hampstead Heath, Hampstead, Highgate, London Suburbs, South

² <file:///C:/Documents%20and%20Settings/AJ/My%20Documents/Downloads/Development%20policies%20-%20Adoption%20version%20text%20only.pdf>

End, Bagnigge Wells, St Pancras, West End, Canalside Industry, Kentish Town, Kilburn, Battle Bridge, Belsize.

25.19 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

25.20 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only **one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.**

25.21 If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

25.22 The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering

schemes involving archaeological remains, the Council will also have regard to government Planning Policy Guidance (PPG) 16 – Archaeology and Planning.

- 2.9 Policy DP27 of the Camden Local Development Framework, Development Policies Adoption Version, 2010 relating to basements and lightwells states that when determining proposals for basement and other underground development, one of the **Council's** considerations will be to protect archaeological remains. There is no specific mention of archaeology in **Camden Council's Camden Planning Guidance (CPF 4): Basement and Lightwells**.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey identifies the solid geology of the application site as London Clay Formation - clay, silt and sand, a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period in a local environment previously dominated by deep seas. The superficial geology is recorded as Hackney Gravel Member - sand and gravel, superficial deposits formed up to 2 million years ago in the Quaternary Period in a local environment previously dominated by rivers.³
- 3.2 The soils are recorded as loamy soils with naturally high groundwater.⁴
- 3.3 Although no site specific geotechnical information is currently available, the GLHER records archaeological observations at two locations in the vicinity, where the natural gravels occur at a depth of c.19.5 – 20 m AOD.⁵

Site Location and Topography

- 3.4 The application site lies within a terrace of houses on the east side of Doughty Street in the London Borough of Camden (centred at National Grid Reference TQ 530775 182205).
- 3.5 Historically the site lay within the south eastern tip of the parish of St. Pancras.
- 3.6 Doughty Street is a broad and level street. Spot heights are recorded on the road surface at three locations: at its junction with Guilford Street to the north (21.6 m AOD), outside No. 49 Doughty Street (21 m AOD) and at the southern end of the street at its junction with Percy Street (also 21 m AOD). The ground slopes gradually eastwards towards the western side of the valley of the River Fleet, which lies c.250 m distant.

³ British Geological Society online viewer <http://www.bgs.ac.uk/data/mapViewers/home.html>

⁴ Cranfield University Soil and Agrifood Institute Soilscales <http://www.landis.org.uk/soilscales/> Soil Survey of England and Wales, 1983.

⁵ At 49 Mecklenburgh Square (ELO 13502 & 14237) and Great Ormond Street Hospital (ELO 11840 & 14299).

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Timescales used in this report:

Prehistoric

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

Historic

Roman	AD	43	- 410
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post-medieval	AD	1486	- 1800
Modern	AD	1800	- Present

4.2 This chapter considers the archaeological finds and features from within a 500 m radius of the application site, centred on NGR 530775 182205, hereafter referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a map regression exercise charting the history of the site from the mid 17th century to the present day. The GLHER map and list are included in this report at Appendix 2.

4.3 The application site lies within a Greater London Archaeological Priority Zone, as designated by Camden Council and Historic **England's Greater London** Archaeological Advisory Service (APA2 London Suburbs).⁶

4.4 No 47 is one of a terrace of twenty three listed grade II buildings (& attached railings) on the east side of Doughty Street (Nos. 39 – 47, and 49 - 62); its neighbour, No 48 (the houses are numbered consecutively), the only surviving London townhouse occupied by Charles Dickens (in the period 1837-39), is listed grade I because of this literary and historical association.

⁶ *Camden Replacement Unitary Development Plan*, Adopted June 2006. Appendix 4; Booth and Kidd 2015; <http://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/archaeological-priority-area-data/>

Nos. 48 and 49 house the Charles Dickens Museum. The terrace of houses on the opposite (west) side of the street (Nos. 1-19) is also listed grade II.

- 4.5 Doughty Street lies within Bloomsbury Conservation Area.⁷
- 4.6 **Coram's Fields** (together with the adjoining Mecklenburgh and Brunswick Squares), which lie on the north side of Guilford Street, 145 m northwest of the application site, are a grade II Registered Park and Garden (DLO32915). **St George's Gardens, c.500 m to the northwest** of the application site (DLO32927) and **Gray's Inn, 300 m to the southeast** (south of Theobald's Road) (DLO32916) are both grade II* Registered Parks and Gardens.
- 4.7 There are no scheduled monuments or registered battlefields within the study area.
- 4.8 The GLHER records 52 archaeological investigations within the study area: 20 desk-based archaeological assessments, 15 watching/monitoring briefs, 5 trial trenching evaluations, 4 borehole monitoring evaluations, 1 excavation, 3 heritage statements and 1 standing building record (Appendix 2.2).⁸ Archaeological interventions which were closest and most relevant to the application site were carried out at Great Ormond Street Hospital (ELO 11840 & 14299), 49 Mecklenburgh Square (ELO 13502 & 14237), 155 **Gray's Inn Road** (ELO 13072 & 14250) and 14 Roger Street (ELO 14856). Although little of archaeological significance was recorded and significant truncation by modern buildings was observed, they did provide information regarding the depth at which the natural gravels were encountered, and a guide to the potential depth of archaeological deposits.

Prehistoric – Palaeolithic, Mesolithic and Neolithic

- 4.9 A pointed Palaeolithic flint handaxe was found in close proximity to elephant or mammoth bones and tusks in 1673 whilst digging gravel '**opposite to black Mary's, near Gray's Inn Lane**'.⁹ The findspot lies **close to the modern King's Cross Road**, c.400 m northeast of the application site (MLO16262; NGR 530900 182600). This find, now in the British Museum, is particularly significant as its finder, John Conyers, was the first to recognise that the axe

⁷ Camden Council 2011.

⁸ There are records of 3 further interventions, where the scope of the works is unknown.

⁹ Evans, 1872; Daniel 1950; Roe 1968.

was man-made,¹⁰ and it is therefore the first Palaeolithic handaxe recorded in **Britain, although scientific thought in Conyers's day** had no concept of the depth and scale of geological time, or the antiquity of human activity within it.

- 4.10 The GLHER records two further groups of Palaeolithic flint implements which were found in the 1880s, in unknown circumstances, within c.100 m of the application site, somewhere close to **Gray's Inn Road: 'flint flakes and handaxes'** (MLO46117; NGR 530690 182440)¹¹ and 'handaxes, flakes, side scrapers' (MLO23431; NGR 530800 182300).¹² A flint axe showing a characteristic Mesolithic working technique was found amongst the latter assemblage (MLO17696)¹³, and a Neolithic polished stone axe is recorded from the same general location (MLO17697).¹⁴
- 4.11 The discoveries of the earliest prehistoric implements found close to **Gray's Inn Road** have little relevance to the archaeological potential of the application site, as they derive from gravel deposits at depth, and are likely to be redeposited rather than *in situ*; undisturbed lithic material of this period is very rarely encountered.¹⁵
- 4.12 Stray finds of single Mesolithic and Neolithic axeheads, possibly within 100 m of the application site, are indicative of transitory activity; there is no evidence for contemporary settlement or funerary/ceremonial monuments within the study area. Consequently, on present evidence, the potential for encountering archaeological remains dating from this period within the application site is considered to be low.

Prehistoric –Bronze Age and Iron Age

- 4.13 No evidence for later prehistoric activity has been recorded within the study area. Within the Borough of Camden a single Bronze Age monument is known: a **round barrow/burial mound, popularly known as Boadicea's Grave**, which survives on Parliament Hill, on the southeast side of Hampstead Heath, 5.5 km northwest of the application site (NGR 527370 186500). Until relatively recently, the majority of evidence for this period in London and its

¹⁰ Juby 2011.

¹¹ Wymer 1968; Juby 2011: Appendix 1.

¹² Roe 1968; Lewis 2000a: CA9.

¹³ Wymer & Bonsall 1977; Lewis 2000b: CA1.

¹⁴ Lewis 2000c: CA2.

¹⁵ Lewis 2000a.

suburbs derived from the large quantity of metalwork dredged from the Thames in the 19th and 20th centuries, from antiquarian digging of a few surviving burial mounds, and the salvage of material accidentally revealed during quarrying.¹⁶ Excavations in advance of development work in the last 30 years, have added significant evidence for settlement of this period, but these remains are primarily focused on the gravel terraces and floodplain of the Thames and its tributaries.

4.14 No Iron Age activity has been recorded within the study area. Hillforts are known on the hills flanking London, such as Wimbledon Common, **St Ann's** Hill, Chertsey and Ambresbury Banks at Epping, and some evidence has been found for Iron Age farmsteads from excavations within the Centre of London (Leicester Square and close to the Houses of Parliament) and Southwark. More extensive settlements are known from less-built up areas such as Heathrow (excavated prior to the construction of the airport), Dawley and Bedfont to the west, and Rainham and Uphall Camp, Ilford to the east. There is a general dearth of evidence for late Iron Age activity in London, contemporary with the expansion of the Roman empire and the increased import of continental goods and metalwork, apart from metalwork finds dredged from the Thames. The river may have formed a trading link and boundary between tribal territories at this time, but there is little evidence to suggest that the site of London itself was a significant focus of late prehistoric occupation or an important tribal centre prior to the Roman Conquest in 43 AD.¹⁷

4.15 There is no evidence for any activity of later prehistoric date within the application site or the wider study area. Consequently, the potential for archaeological remains dating from this period to be encountered on the application site is considered to be low.

Roman

4.16 The application site lies 1.5 km northwest of the Roman city of *Londinium*, approximately equidistant (c.2.5 km) from the major arterial roads leading northwards from the city, Watling Street (modern A5) to the west, and Ermine Street, (modern A10) to the east. It is probable that the hinterland of

¹⁶ Brown & Cotton 2000.

¹⁷ Merriman 1990.

the Roman city, within which the application site lies, was utilised for cultivation, specialising in market gardens and dairy produce.¹⁸

- 4.17 The Fleet River, which rises from two springs on Hampstead Heath, ran c.500 m to the east of the application site. In the Roman period it was a major river; it is today culverted and runs alongside Farringdon Road, discharging into the Thames beneath Blackfriars Bridge. A small tributary ran just south of the application site on a line which was later to form the curving southern boundary of the parish and, even later, the line of the present Roger Street, 100 m south of the application site. The Fleet may have provided a focus of activity in the Roman period, and the source of the springs on Hampstead Heath may have attracted shrines or temples.
- 4.18 Both **Theobald's** Road¹⁹, which runs 285 m south of the application site and High Holborn²⁰, c. 300 m further south are believed to follow the lines of Roman roads, converging at Oxford Street and running westwards, linking London with the town of Silchester (*Callewa Atrebatum*), 8 km north of Basingstoke.
- 4.19 The GLHER records the findspots of four Roman coins within the study area. A 1st century AD coin of the emperor Claudius was found in the Fleet Ditch at Gough Street, 150 m northeast of the application site (MLO17777, NGR 530900 182300). Three 3rd – 4th century coins were found on the eastern edge of the study area, two close to Farringdon Road and the third somewhere within the kilometre square east of **Gray's** Inn Road (MLO 71745 and 71746, NGR 531250 182250, and MLO 71747, NGR 531000 182000).
- 4.20 An inventory of finds from Roman London, published in 1928, records the discovery of two urns, both containing cremated bone, from **Gray's** Inn Road, one in a buff fabric dating to the 1st half of the 1st century AD, and the other, a grey ware urn with a lattice pattern probably dating to the 1st half of the 2nd century AD (MLO17782).²¹ The location of the find is uncertain; the GLHER considers the location likely to be at the southern (Holborn) end of the road, and gives a general location within a kilometre square (NGR 531000 182000).

¹⁸ Perring & Brigham 2000.

¹⁹ ELO5317.

²⁰ Margary 1973; Route 4a.

²¹ RCHME 1928: 165.

- 4.21 A Purbeck marble tombstone bearing a relief of a standing half-draped male figure with three lines of a Greek inscription below which is now in The British Museum is described as having been found in Lambs Conduit Street, which runs parallel and 175m west of Doughty Street (MLO16263). However, its findspot is doubtful; a drawing published in 1850 is said to have given its provenance as Islington, but it was apparently 'rediscovered' half a century later (in 1911) in Lambs Conduit Street.²² With the possible exception of new-born infants, burials within a walled town were forbidden, and Roman cemeteries were normally sited outside the walls, flanking the roadsides. The presence of this tombstone and two cremation urns would normally be indicative of a nearby settlement, but in this instance the lack of evidence for their findspots makes this premise unreliable.
- 4.22 Although the extent of modern urban development has obscured the pattern of settlement and landuse, it is probable that the hinterland of the Roman city, within which the application site lies, comprised a pattern of scattered settlement within a broader agricultural and wooded landscape.²³
- 4.23 On the basis of the scanty evidence from the study area, there is considered to be a low potential for encountering remains of this period within the application site.

Saxon/ Early Medieval

- 4.24 The Saxon trading port of *Lundenwic* developed c 1.5 km south of the application site in the area now occupied by Aldwych, the Strand and Covent Garden.²⁴ The application site is likely to have been open farm land or pasture during this period.
- 4.25 There is no evidence for any finds or remains from this period within the application site or the wider study area and so the potential for encountering remains of this period is considered to be low.

²² RCHME 1928: 174.

²³ Perring & Brigham 2000.

²⁴ Cowie & Blackmore 2008; Cowie & Harding 2000..

Medieval

- 4.26 Doughty Street lies within the southeastern tip of the historic parish of St. Pancras, which extended eastwards on the east side of **Gray's** Inn Road, as far as the River Fleet (Appendix 3.1). This part of the parish is referred to by historians as the Lay Manor of St. Pancras.²⁵
- 4.27 Recording of a cellar at No. 49 Doughty Street, two doors away from the application site, in 1994, revealed that although the majority of the cellar was brick-built, the west wall (beneath the pavement) was stone-built, incorporating moulded fragments of grey-green sandstone, possibly Reigate stone (MLO61482, NGR 530780 182200). Both the stone type and the mouldings are likely to be medieval in origin, and it has been argued that all the cellars under the pavements in this part of the street have end walls of masonry construction, possibly derived from the demolition of a large medieval building nearby.²⁶
- 4.28 A medieval document of 1405 names the land on which Doughty Street was built as the '**Grete Conduytshote**'. Ever since the 13th century conduits had carried water to London from springs in rural districts to the north.²⁷ In 1330 the landowner Henry de Bydyk granted to the Friars Minor of London the right to enclose in a stone channel a water course from their conduit head in his field called Conduyteshote to a place called Ryngedstone, agreeing to find security for damage to the crops if it should become necessary to dig and repair or inspect the water pipe. It is possible that this was the medieval predecessor **of Lamb's Conduit (see 4.38 below)** (MLO18057, NGR 530610 182060). A well preserved timber conduit of probable medieval date was found in a **workman's trench in Theobald's** Road (opposite No. 26) during tram electrification in 1905 (MLO6969, NGR 530870 181930). It was believed **to have been associated with the nearby Lamb's Conduit**. Freshwater wells were also numerous along the upper reaches of the Fleet, where the water was uncontaminated, including Clerks Well just beyond the eastern edge of the study area (from which the district of Clerkenwell took its name).
- 4.29 **A document of 1405 describes the boundaries of 'Grete Conduytshote' as follows: 'Conditeschote between Gray's** Inn Road on the east, Blamondesbery

²⁵ Lovel & Marcham 1938.

²⁶ Lea 1994.

²⁷ Temple 2008.

on the west, land of John Askewythe and Lytelcondyteshote on the south and **the Grete Croft on the north (70 acres)**'.²⁸ The neighbouring manor of Bloomsbury (*Blemondisberi*) to the west, which lay mainly in the parish of St Giles-in-the Fields, derived its name from its Norman landowner, William de Blemond, who acquired the estate in 1201. In 1371 King Edward II gave both manors to Sir Walter Manny and Bishop Michael Northburgh of London to endow an Order of Carthusian monks who had established a monastery (charterhouse) known as 'The House of the Salutation of the Mother of God', at Smithfield just outside the city walls (Appendix 3).²⁹

- 4.30 Most of the Charterhouse lands were farmed out to local farmers for an annual lump sum; **medieval documents refer to 'pasture-land of the Convent of Charterhouse'**.³⁰ The monks do, however, appear to have kept some land in hand in Bloomsbury, employing a bailiff to provide dairy produce for the monks.³¹
- 4.31 The GLHER records several streets within the study area which had medieval antecedents: Bloomsbury Road (MLO 5713, NGR 530570 181700), Leather Lane (named in 1241) (MLO17851, NGR 531240 181800), Portepool Lane (named in 1237) (MLO17852, NGR 531130 181890) and Farringdon Road (MLO61482, NGR 531400 182050).
- 4.32 Other HER records within the study area relate to historic buildings: **Gray's** Inn, Inn of Court, **Theobald's** Road, which was established in 1370 (MLO21218, NGR 530930 181780) and Furnivals Inn, an Inn of Chancery, on the opposite side of **Gray's** Inn Road, which was established in 1383 (MLO17840, NGR 531100 181900). **The site of the Earl of Bath's Inn** (c.1423), later the residence of Lord Brooke (Brooke House), lies in Grenville Street close to Brunswick Square, on the western edge of the study area (MLO17843, NGR 530400 182200).
- 4.33 The land on which Doughty Street was built was open farmland in the medieval period. There are no documentary records to suggest any buildings on the land or in close proximity to it. The field on which the terrace was built was named for at least one, possibly two, stone conduits which conveyed

²⁸ Thornbury 1878; Lovell & Marcham 1938.

²⁹ Roper 1847; Cockburn, King & McDonnell 1969.

³⁰ Thornbury 1878.

³¹ Cockburn, King & McDonnell 1969.

clean water from local springs into the city; their courses are unlikely to have passed beneath the application site. There is considered to be a low potential for encountering *in situ* medieval remains at the rear of the application site. However, judging by observations made within the cellars of a close neighbour, there is considered to be a high potential for the discovery of re-used stone of probable medieval origin within the under-pavement vaults at the front of the application site.

Post-Medieval

- 4.34 The London Charterhouse was dissolved by order of Henry VIII in 1537, and its lands confiscated by the Crown. The land in Bloomsbury was granted to Thomas Wriothesley, 1st Earl of Southampton. By the early 1660s the 4th Earl of Southampton had built a garden square (Bloomsbury Square) and in the 17th and 18th centuries the Russell family (Dukes of Bedford), relatives by marriage, had developed Bloomsbury into a fashionable residential district of garden squares and terraces. The impetus for much of this building expansion had come as a result of the Great Plague and Great Fire of London in 1665-6, which had driven thousands of city dwellers into the suburbs, where they subsequently preferred to remain.³²
- 4.35 Following the Dissolution, the monastic lands within the parish of St Pancras, became more fragmented, passing through the hands of several lay owners until a reduced estate, which included the application site, came into the possession of the Doughty- Tichborne family.
- 4.36 In the early 17th century King James I (reigned 1603-1625) used a route, known as Kings Way, **on the line of the present Theobald's Road**, to travel between his palaces at Westminster and Cheshunt, Hertfordshire (**Theobald's Palace**). Fortifications are reported to have been built north of this road during the Civil War of 1642-51. It has been suggested that three phases of early – mid 17th century dumping/ground consolidation observed during an archaeological watching brief at 14 Roger Street (ELO13129 & ELO14856, NGR 530880 182120), approximately 135 m southeast of the application site, may represent backfills of a former civil war defensive ditch³³, although they may equally relate to a substantial watercourse/drain (common sewer),

³² Hayes 1998.

³³ Fairman 2014.

whose course was followed by the parish boundary on this line (see 4.43 below).

- 4.37 The character of much of the land within the southern boundary of the parish of St Pancras, including the application site, remained open and agricultural in nature until the end of the 19th century. Historic map regression charts the **northward spread of London's** suburbs. Maps published in the period c.1572 – 1658 show that High Holborn and **Gray's** Inn marked the northwestern extent of the built-up area (Appendix 3.2 and 3.3). Although the pictorial nature of these maps makes it difficult to pinpoint the precise location of the application site, it clearly lay within open farmland significantly north of the city and its suburbs.
- 4.38 **Lamb's Conduit Street, which runs parallel and 200 m west of Doughty Street,** takes its name from a conduit built by William Lamb in 1577, which may have been rebuilt on the line of a medieval predecessor (MLO18057, NGR 530610 182060). The conduit head stood at the north-west corner of Queen Square, Bloomsbury on the western margin of the study area (MLO 23435, NGR 530320 182000); the stone was removed in 1913 and re-erected behind the offices of the Metropolitan Water Board in Rosebery Avenue, in 1924.³⁴ An archaeological watching brief carried out following the demolition of No. 33 Queen Square plus the adjoining garden of No. 32, identified waterlaid deposits which may relate to springs which once supplied water in the area (ELO14517, NGR 530400 18198).
- 4.39 A large number of wells were dug along the banks of the River Fleet, north of the built-up area of London at this date. As a result, the Fleet, which ran c.500 m east of the application site, was often **nicknamed the 'River of Wells'**. The area was renowned for the purity of its air and water, and many of these wells were reputed to have healing qualities, and were exploited as spas in the 17th and 18th centuries, contributing to the fashionable reputation of the area.³⁵ A well fed by a spring discovered in 1697 close to the junction of Mount Pleasant with Rosebery Avenue, on the eastern boundary of the study area, was developed as a healing cold bath spa by Mr Baynes (MLO25711, NGR 531140 182270). The bathhouse had a large garden with summerhouses. In 1811 the building was purchased by the London Fever

³⁴ Davies 1989.

³⁵ Hayes 1998.

Hospital, but because of local opposition, the land was sold for building instead.³⁶ The spa gave its name to the nearby Coldbath Square and Coldbath Fields Prison nearby. Another spa, known as Bagnigge Wells, lay close to Kings Cross Road within the northeastern part of the study area, 375m from the application area (MLO394, NGR 530850 182600) (on the site of **Black Mary's Hole, Appendix 3.4**). **Two** mineral springs were discovered here in c.1767, and the site was developed as a public resort with extensive gardens on both banks of the River Fleet, which proved to be one of the most popular of 18th century spas.³⁷ The house and gardens remained open to the public until 1840.

- 4.40 A Foundling Hospital was established by retired mariner Captain Thomas **Coram as a hospital for the 'education and maintenance of exposed and deserted young children'**, upon a 56 acre site which he purchased from James Cecil, 6th Earl of Salisbury, in 1741 (MLO18441, NGR 530500 182300). The **Foundling Hospital Estate, later known as Coram's Fields** site comprised four **large fields (Lamb's Conduit Fields), whose southern boundary lay less than 100 m north of the application site .**
- 4.41 **John Rocque's map of 1746 is the earliest to show reasonably large-scale** detail of the street layout in plan form. The application site was still open land at this date, with a pond and possible quarry in the vicinity. Close by, Rocque shows a large courtyard of buildings adjoining the west side of what was to become **Gray's Inn Road**, with another group of buildings to the northwest of the application site. The west wing of **Thomas Coram's Foundling Hospital was** under construction within the centre of the former **Lamb's Conduit Fields, and** two burial grounds (belonging to St. George, Bloomsbury and St George the Martyr, Queen Square) had been created immediately north of the hospital garden. By this time the land south of the St Pancras parish boundary (represented largely by Guilford Road) was largely built-up, with the developments of Queen Square, Great and Little Ormond Streets, Red Lion Street and Millman Street present on the west side of Gray's Inn Road ('road to Hampstead and Highgate'), and settlement extending as far north as Mount Pleasant on the east side of the road (Appendix 3.4). A wide strip of garden plots are depicted running **alongside the west side of Gray's Inn Road.**

³⁶ Thornbury 1878.

³⁷ Weinreb, Hibbert, Reay & Reay 2010.

- 4.42 Although a much cruder in execution, **Benjamin Cole's map of 1756 (Appendix 3.5)**, shows much the same information as John Rocque, although by this time the Foundling Hospital buildings had been completed, and the application site is depicted as cultivated land.
- 4.43 William Newton made a detailed survey of the Foundling Hospital estate in 1763 (Appendix 3.6). His survey shows the completed Foundling Hospital buildings, with gardens to the north, and a long, apparently colonnaded **entrance drive ('court') enclosed by walls with an apsidal entrance and gateway** leading southwards into Lamb Conduit Street (previously Red Lion Street). Visiting the Foundling Hospital was a particularly fashionable excursion at this period, and the architecture doubtless reflected contemporary architectural fashion. This map also shows the buildings seen in previous maps to the northwest of the application site in more detail, with two buildings occupied by Mr Collins, to the south, and the 3 acre field between identified as 'Farm Yard'. **The land on which the application site stands was still undeveloped, and occupied by Mr Snape.** The shows the courses of the **local 'Water, Ditches & Shores'** (shown as blue lines). East of **Mr Collins's property, the watercourse which flowed southeastwards (south of the application site, on the line of the later Henry Street)** is annotated as **'Common Shore [sewer/drain] 8 feet below kitchen paving'**. At this date the **road linking the 'Road to Hampstead' (later Gray's Inn Road) with the Hospital entrance curved around the southern edge of East Conduit Street**
- 4.44 By 1790, as the Foundling Hospital began to run short of funds, the trustees began to release land for building on adjacent land to the west and east of the hospital.³⁸ An agreement to cross the as-yet undeveloped Doughty estate, **in order to link Guilford Street with Gray's Inn Road**, was made in 1792 and spurred Sir Henry Doughty into a similar development. In the same year he granted leases to Joseph Wigg, carpenter, and George Slaton, builder, to erect six houses on each side of the street southwards from Guilford Street. In 1794 he granted land in the northern part of the street, north of Guilford Street, to George Slaton and John Golden to build three houses on the west and two on the east.³⁹ The extent of the Doughty and Foundling Estates are **shown on Bartlett & Davies' map of 1834 (Appendix 3.10; No. 13, Foundling Hospital and No.23, Doughty Estate).**

³⁸ Godfrey & Marcham 1952.

³⁹ Godfrey & Marcham 1952.

- 4.45 Map regression shows the piecemeal building of Doughty Street over a period of 20 years from 1792. By 1799, **Richard Horwood's** map (Appendix 3.7) shows that road in front of the Hospital, named as Guilford Street, had been straightened, crossing the northern tip of the Doughty Estate Land to link with **the still largely undeveloped Gray's Inn Lane (later Gray's Inn Road)**. The buildings mapped by John Rocque in 1746 and William Newton in 1763 had been demolished; it is possible that these buildings were the source of the stone found incorporated into the cellars in Doughty Street (see 4.27 above). Terraces of new houses flanked the new road. On the north side lay a newly built block of houses west of the Hospital (bounded by Lansdown Place and Grenville Street) and on the east the beginnings of a similar development (bounded by Caroline Place and Doughty Street). The first three houses had been built on the west side of Doughty Street and two on the east (including the corner houses), according to the lease issued in 1794 (see 4.44 above). The extension of this street south of Guilford Road, which is now also Doughty Street, was then known as Upper John Street. According to the leases issued in 1792 (see 4.44 above), six houses had been built on the west side (including the corner house). On the east side of the street, Horwood shows the corner house, an empty plot and then a terrace of six houses; No. 47 had not yet been built, and the remainder of the land to the south, extending across the parish boundary as far as Little James Street, was still open.
- 4.46 **Both John Thompson's Parish Map of 1804 (Appendix 3.8) and Robert Laurie & James Whittle's map of 1809 (Appendix 3.9) show much the same layout as Richard Horwood a decade previously.** By 1809 both Brunswick and Mecklenburgh Square Gardens had been laid out on either side of the Foundling Hospital buildings (MLO59268, NGR 530521 182287, MLO103757, NGR 530394 182287, MLO103799, NGR 530614 182371).
- 4.47 In the period 1799–1800 building leases were granted for the completion of the south part of the west side of the street. The south part of the east side of the street was not completed until 1807–09. The progress of the building is reflected in the rate books of St. Pancras, which also show that No. 48 was occupied by June 1809⁴⁰, which by inference gives a similar approximate date by which its neighbour, the application site, must also have been occupied. A map of 1834 (Appendix 3.10) shows that building on both sides of the street as far as Henry Street (now Percy Street) had been completed, as had

⁴⁰ Godfrey & Marcham 1952.

Brownlow Mews at the rear of Doughty Street, and Gray's Inn Road (Upper North Place at that time).

- 4.48 No 48 Doughty Street was the first marital home of Charles Dickens, who lived there in the period 1837-1839, during which time *Pickwick Papers*, *Oliver Twist* and *Nicholas Nickleby* were published. The house was acquired by the Dickens Fellowship in 1924 and transformed into the Dickens Museum.⁴¹ This is the only surviving home of the novelist in London and bears a blue plaque. Its neighbour to the south, No. 49, is also part of the museum.
- 4.49 In his memoirs, the novelist and journalist Edmund Yates, who lived at No. 43 Doughty Street in the period 1854-60, and was a close friend of Charles Dickens, wrote the following description of the street: **"It was a broad, airy, wholesome street-none of your common thoroughfares, to be rattled through by vulgar cabs and earth-shaking Pickford's vans; but a self-included property, with a gate at each end, and a lodge with a porter in a gold-laced hat and the Doughty arms on the buttons of his mulberry-coloured coat, to prevent any one, except with a mission to one of the houses, from intruding on the exclusive territory"**.⁴²
- 4.50 The late 19th century Ordnance Survey maps show larger-scale details of the individual houses within the terrace (Appendix 3.11 and 3.12). The earliest large-scale plan is the 1901 Insurance Plan compiled by Charles E. Goad (Appendix 3.13), which shows the application site as one of a terrace of identical houses of 3½ storeys, with vaults at the front and a 3-storey and 2-storey outrigger at the rear. The terrace backed on to commercial premises operating from Brownlow Mews. Successive Ordnance Survey maps show little change to the application site, until at least 1983.
- 4.51 The remaining GLHER entries within the study area relate to the sites of historic buildings which bear little relevance to the archaeological potential of the application site. They are mapped on Appendix 2.1 and listed in Appendix 2. 3)

⁴¹ Hayes 1998.

⁴² Yates 1884, Volume 1: 266.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

Site Conditions

- 5.1 Refurbishments are proposed to No. 47 Doughty Street, London WC1N 2LW.
- 5.2 The application site was open farmland, probably pasture, from at least the medieval period until the house was built in c.1809.
- 5.3 Previous impacts on any archaeological remains will derive principally from the cutting of the foundations and excavation of the vaults and basement of the present building. The rear garden appears largely undisturbed beyond the current basement.

Development Proposals

- 5.4 The proposed refurbishment works include a 3 storey rear extension (following demolition of the existing closet wing), the enlargement and deepening of the basement at the rear extending over the majority of the rear garden, and the lowering of the floor level of the under-pavement vault at the front of the house.
- 5.5 These intrusive groundworks will impact on the existing ground.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 Refurbishment works are proposed at 47 Doughty Street, WC1N 2LW, London Borough of Camden, which include the construction of a new 3-storey extension and the excavation of a new basement covering the majority of the rear garden. It is also proposed to deepen one of the vaults at the front of the property (beneath pavement level).
- 6.2 The application site lies within an Area of Archaeological Priority.
- 6.3 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk based assessment has been undertaken to clarify the archaeological potential of the application site and assess the level of impact development proposals may have on any archaeology present.
- 6.4 Very little is known of the prehistoric and Roman history of the area. In the medieval and post-medieval periods the site was agricultural land, and the potential for encountering buried features other than agricultural of any period is considered to be low. However, judging by observations made within the cellars of a close neighbour, there is considered to be a high potential for the discovery of re-used stone walling of probable medieval origin within the under-pavement vaults at the front of the application site. The possibility of encountering as yet, unknown archaeological remains of any period cannot be discounted.
- 6.5 Basement excavation will impact on the existing ground.
- 6.6 Existing impacts on below ground strata will derive principally from truncation to the underlying deposits from long-term cultivation.
- 6.7 On the basis of the available evidence, it is advised that any further work could be adequately dealt with by the imposition of a watching brief, to be carried out to identify the extent of previous disturbance and the survival of possible archaeological deposits. Consequently this work can be safely secured by a suitably worded condition attached to the consented application.

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Historic England's Greater London Archaeological Advisory Service

Archaeological Priority Areas <http://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/archaeological-priority-area-data/>

Historic England Heritage Gateway www.heritagegateway.org.uk

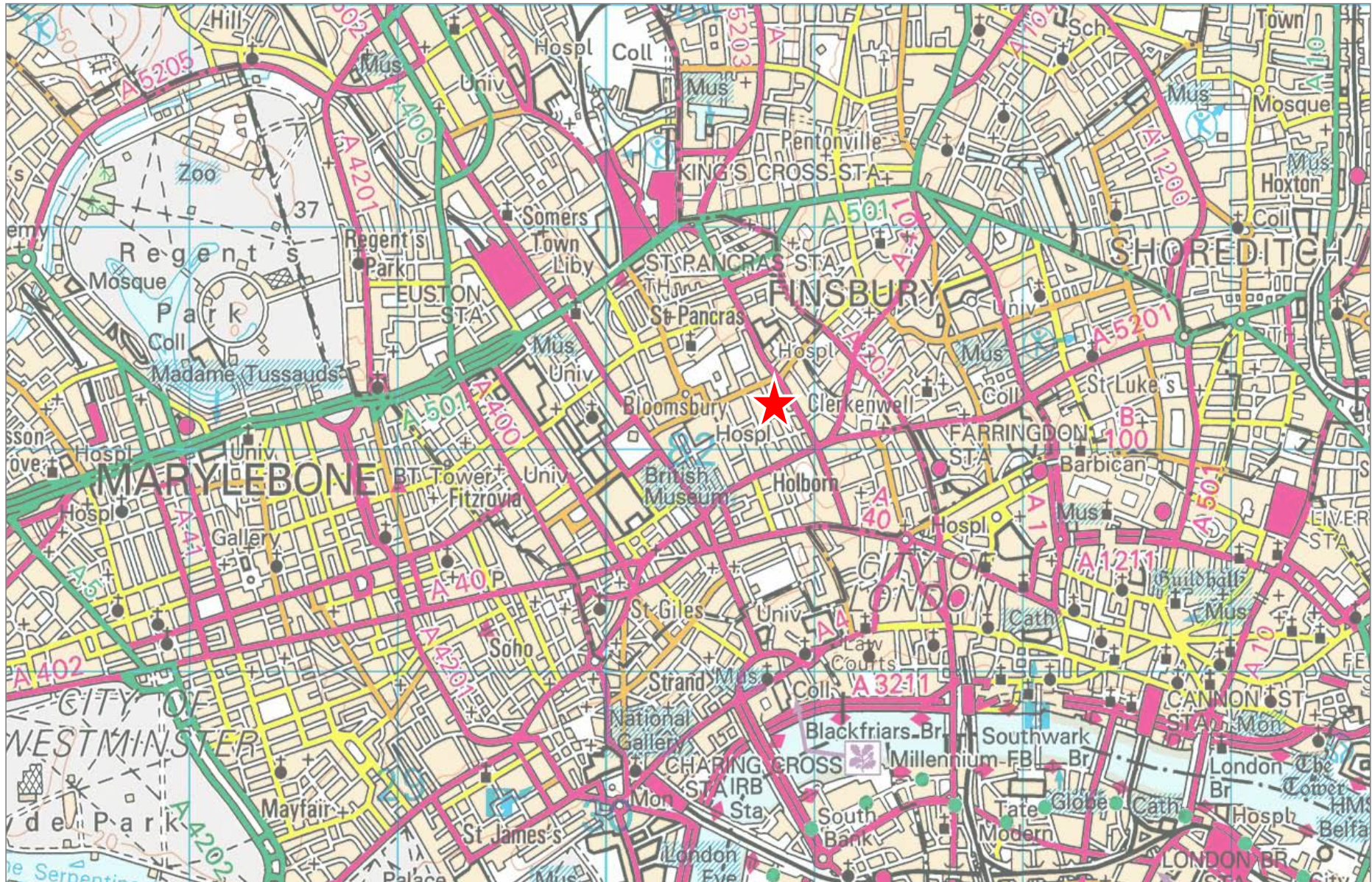
Magic Map (DEFRA) <http://www.magic.gov.uk/>

Natural England National Character Areas

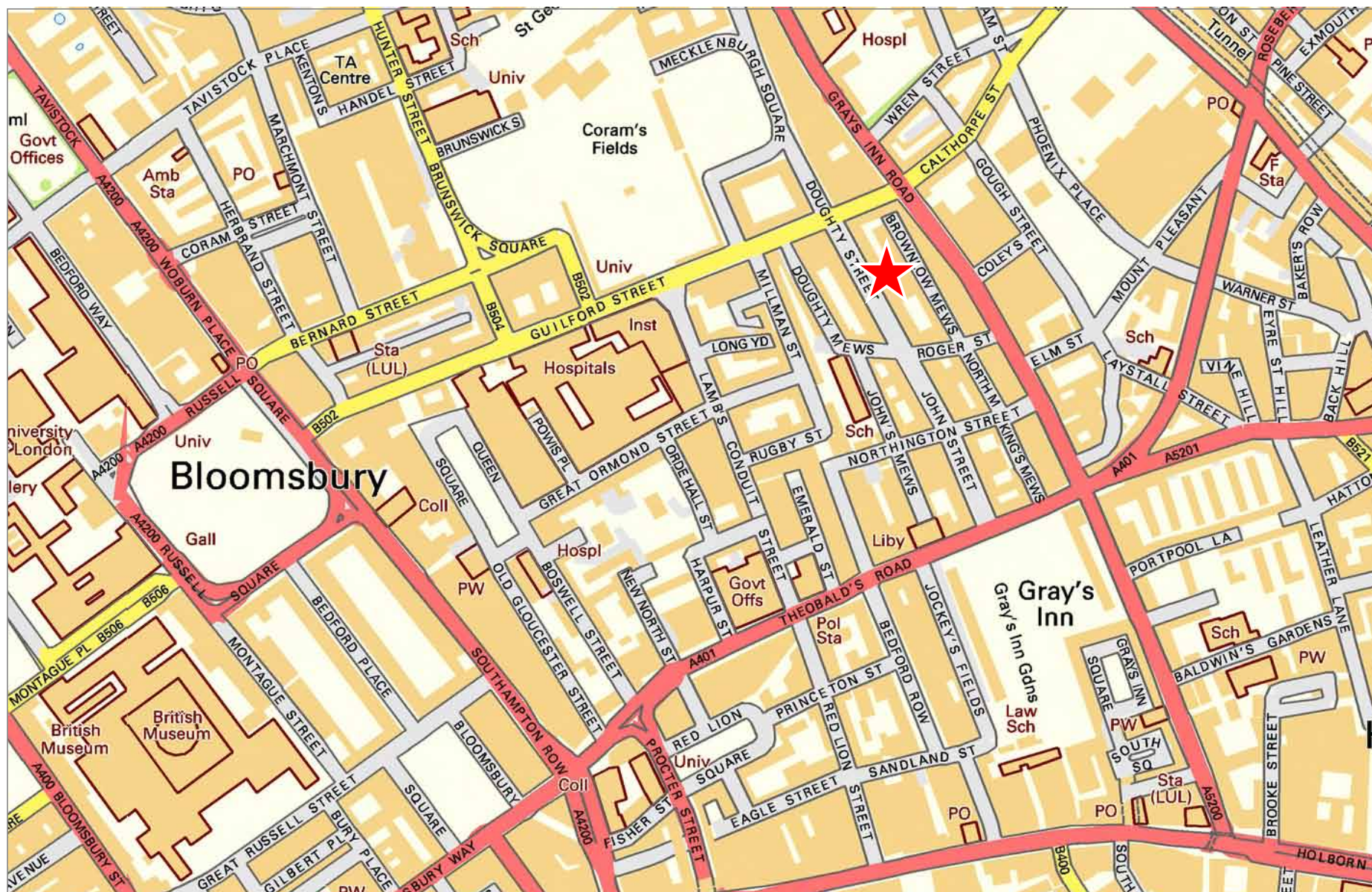
<http://www.naturalengland.org.uk/>

The National Archives <http://discovery.nationalarchives.gov.uk/>

APPENDIX 1: Site location maps



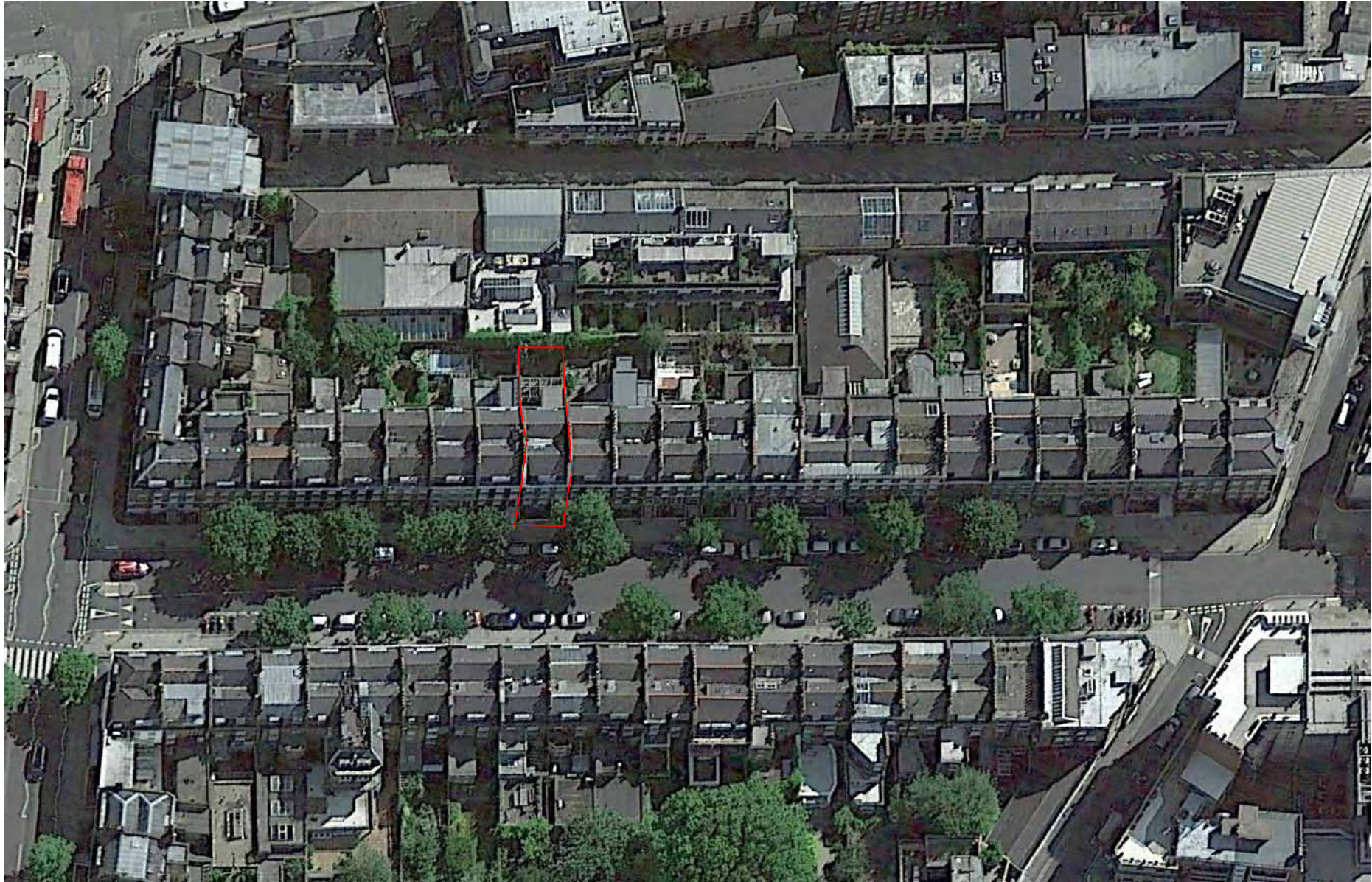
Appendix 1.1: Site location



Appendix 1.2: Detailed site location

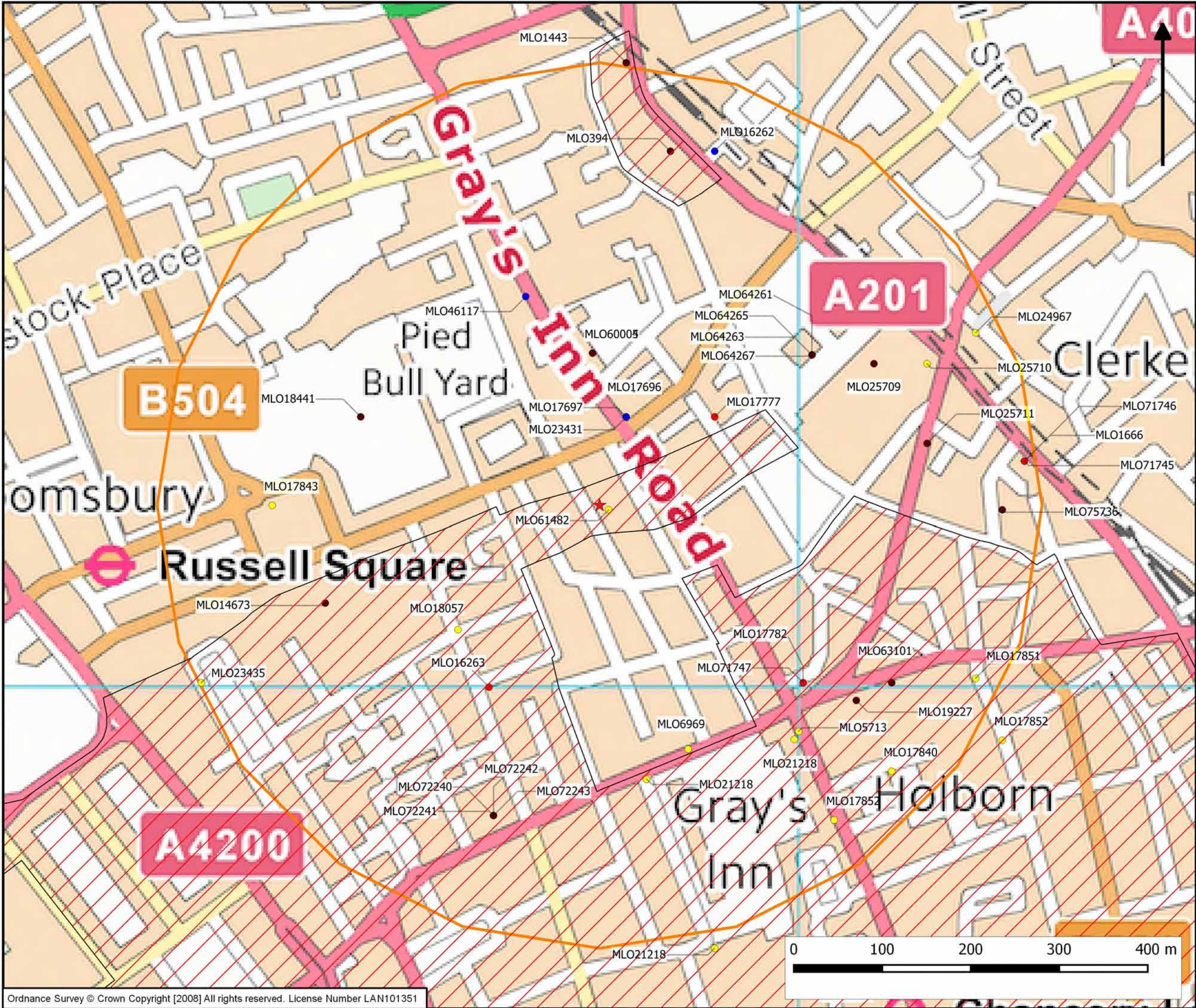


Appendix 1.3 2013. Satellite image, July 2013 © Google Earth



Appendix 1.4 2015. Satellite image (oblique view, looking east), 4th June 2015 © Google Earth

APPENDIX 2: HER map and list



- Legend**
- ★ Application Site
 - Study Area
 - APA2 London Suburbs
 - Monuments**
 - Prehistoric
 - Roman
 - Medieval
 - Post-medieval

Site Name:
47 Doughty Street,
London WC1N 2LW

Scale:
1:4,000 @ A3

On Behalf of:
MR. YIFAN HE

ArchaeologyCollective
anne@archaeologycollective.co.uk
www.archaeologycollective.co.uk

Appendix 2.1:
Archaeology within 500 m

Date: 08/02/2016	Revision: v.1
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47 DOUGHTY STREET, LONDON WC1N 2LW

Appendix 2.3: Entries on the Greater London HER within 500 m radius

Archaeology

SMR No.	NAME	NGR	TYPE
PREHISTORIC			
MLO16262	POINTED PALAEOLITHIC HANDAXE FOUND WITH ELEPHANT BONES	530900 182600	MONUMENT
MLO17696	MESOLITHIC TRANCHET AXE	530800 182300	FINDSPOT
MLO17697	NEOLITHIC POLISHED STONE AXE	530800 182300	FINDSPOT
MLO23431	PALAEOLITHIC HANDAXES, FLAKES, SCRAPERS FOUND IN 1880S	530800 182300	FINDSPOT
MLO46117	PALAEOLITHIC FLINTFLAKES & HANDAXES FOUND IN 1880S	530690 182440	FINDSPOT
ROMAN			
MLO16263	TOMBSTONE WITH GREEK INSCRIPTION, LAMBS CONDUIT STREET	531070 182900	MONUMENT
MLO17777	BARBAROUS RADIATE COIN	530900 182300	FINDSPOT
MLO17782	TWO CREMATIONS IN URNS	531000 182000	MONUMENT
MLO71745	COIN OF CONSTANTINE I	531250 182250	FINDSPOT
MLO71746	COIN OF CARAUSIUS	531250 182250	FINDSPOT
MLO71747	COIN OF CLAUDIUS	531000 182000	FINDSPOT
MEDIEVAL			
MLO5713	BLOOMSBURY ROAD, ROAD (THEOBALDS ROW)	530570 181700	MONUMENT
MLO6969	WOODEN CONDUIT, OPPOSITE 26 THEOBALDS ROAD	530870 181930	MONUMENT
MLO17840	FURNIVALS INN. INN OF CHANCERY, ESTABLISHED 1383	531100 181900	MONUMENT
MLO17843	BATH INN / BROOKE HOUSE, GRENVILLE STREET, C.1423	530400 182200	MONUMENT
MLO17851	LEATHER LANE, ROAD, NAMED IN 1241	531240 181800	MONUMENT
MLO17852	PORTEPOOL LANE. ROAD, PRESENT IN 1237	531130 181890	MONUMENT

MLO18057	CONDUIT & RESERVOIR, LAMBS CONDUIT STREET	530610 182060	MONUMENT
MLO21218	GRAYS INN INNS OF COURT, 14TH CENTURY	530930 181780	MONUMENT
MLO23435	CONDUIT SUPPLYING GREYFRIARS MONASTERY	530320 182000	MONUMENT
MLO24967	FARRINGDON ROAD. ROAD	531400 182050	MONUMENT
MLO25710	?SIR JOHN OLDCASTLE'S HOUSE, MOUNT PLEASANT	531140 182360	MONUMENT
MLO61482	49 DOUGHTY STREET. MEDIEVAL STONEWORK IN CELLAR	530780 182200	FINDSPOT
POST MEDIEVAL			
MLO394	SPA, STREAM, & WELL, KINGS CROSS ROAD (BAGNIGGE WELLS), 1767	530850 182600	MONUMENT
MLO1443	TILE KILNS, KINGS CROSS ROAD, 18TH CENTURY	530800 182700	MONUMENT
MLO1666	TWO BOSSES FROM TARGETS OR BUCKLES (HENRY VIII) FROM BED OF FLEET RIVER. 16TH CENTURY	531250 188250	FINDSPOT
MLO14673	GREAT ORMOND STREET HOSPITAL	530460 182090	MONUMENT
MLO15030	ST GEORGE'S GARDENS, 18TH CENTURY BURIAL GROUND	530443 182475	PARK
MLO18057	CONDUIT & RESERVOIR, LAMBS CONDUIT STREET, 1577	530610 182060	MONUMENT
MLO18441	SITE OF CORAM'S FOUNDLING HOSPITAL, FOUNDED 1742	530500 182300	MONUMENT
MLO19227	BREWERY. CLERKENWELL ROAD.	531060 181980	MONUMENT
MLO25709	HOUSE OF CORRECTION, FARRINGDON ROAD.	531080 182360	MONUMENT
MLO25711	COLDBATH SQUARE. WELL & BATH HOUSE	531140 182270	MONUMENT
MLO59268	CORAMS FIELDS, BRUNSWICK & MECKLENBURGH SQUARES MID 18TH- EARLY 19TH CENTURY	530521 182287	PARK
MLO59307	GRAYS INN GARDENS C.1598, WITH 18TH CENTURY ALTERATIONS	530936 181839	PARK
MLO60004	252B GRAYS INN ROAD. ST ANDREWS BURIAL GROUND, HOLBORN. 18TH CENTURY BURIALS & GRAVESTONES	530760 182370	MONUMENT
MLO60005	252B GRAYS INN ROAD. ST ANDREWS BURIAL GROUND,	530760 182370	MONUMENT

	HOLBORN. LATE 18TH-19TH CENTURY BURIAL VAULT		
MLO63101	GARDEN, LAYSTALL STREET, 16TH - 17TH CENTURY	531100 182000	MONUMENT
MLO64263	DUMPED MATERIAL. MOUNT PLEASANT POST OFFICE, FARRINGDON ROAD	531010 182370	MONUMENT
MLO64265	BRICK FOUNDATIONS, HOUSE OF CORRECTION, FARRINGDON ROAD. 18TH CENTURY PRISON	531010 182370	MONUMENT
MLO64267	EXTENSIVE WALLS, HOUSE OF CORRECTION, FARRINGDON ROAD. 18TH CENTURY PROSON	531010 182370	MONUMENT
MLO72240	QUARRY, LACON HOUSE, THEOBALDS ROAD. LATE 17TH CENTURY	530650 181850	MONUMENT
MLO72241	PITTING, LACON HOUSE, THEOBALDS ROAD, 18TH CENTURY	530650 181850	MONUMENT
MLO72242	BRICK DRAINS, LACON HOUSE, THEOBALDS ROAD, 18TH CENTURY	530650 181850	MONUMENT
MLO72243	BRICK FOUNDATIONS, LACON HOUSE, THEOBALDS ROAD, 18TH & 19TH CENTURY	530650 181850	MONUMENT
MLO75736	21 BOWLING GREEN LANE. BRICK SURFACES	531230 182200	MONUMENT
MLO102717	QUEEN SQUARE, 18TH CENTURY	530357 181989	PARK
MLO102720	RED LION SQUARE, LATE 17TH CENTURY	530610 181706	PARK
MLO103757	BRUNSWICK SQUARE. 18TH CENTURY GARDEN	530394 182287	PARK
MLO103799	MECKLENBURGH SQUARE GARDEN, 1809-1810	530614 182371	PARK
MLO103811	ST ANDREWS GARDENS. BURIAL GROUND FROM 1754, OPENED AS A PARK IN 1885	530780 182415	PARK
MLO106616	SERIES OF PITS, 155 GRAYS INN ROAD	530745 182312	MONUMENT
MLO107060	CLERKENWELL WORKHOUSE, FARRINGDON ROAD. 18TH CENTURY	531250 182230	MONUMENT
MLO107083	18TH CENTURY WORKHOUSE, GRAYS INN ROAD	530970 182050	MONUMENT

MODERN			
MLO89419	HOLBORN LIBRARY, THEOBALDS ROAD. 1960.	530829 181928	BUILDING
MLO101403	EARLY 19TH CENTURY PUBLIC SQUARE, YARDLY STREET	531172 182564	PARK
MLO103544	BURIALS & REMAINS OF 19TH CENTURY CHAPEL, WAKEFIELD STREET	530358 182438	MONUMENT
MLO103787	GRAYS INN SQUARE & SOUTH SQUARE, 1930-1	531035 181751	PARK
MLO103793	1930S WORKSHOP, NORTHINGTON STREET	530892 182057	BUILDING
MLO103808	REGENT SQUARE, 1829	530401 182554	PARK
MLO104383	GRANVILLE SQUARE & GARDEN. 1841-3	530950 182650	PARK
MLO107270	ROYAL FREE HOSPITAL WWI AUXILIARY HOSPITAL	530795 182514	MONUMENT
MLO107456	GOODENOUGH COLLEGE & LONDON HOUSE, MECKLENBURGH SQUARE. 1931-3	530665 182276	PARK
UNDATED			
MLO64261	FLOOD DEPOSIT (EDGE OF RIVER FLEET). MOUNT PLEASANT POST OFFICE, FARRINGDON ROAD	531010 182370	MONUMENT

Archaeological Investigations / Events

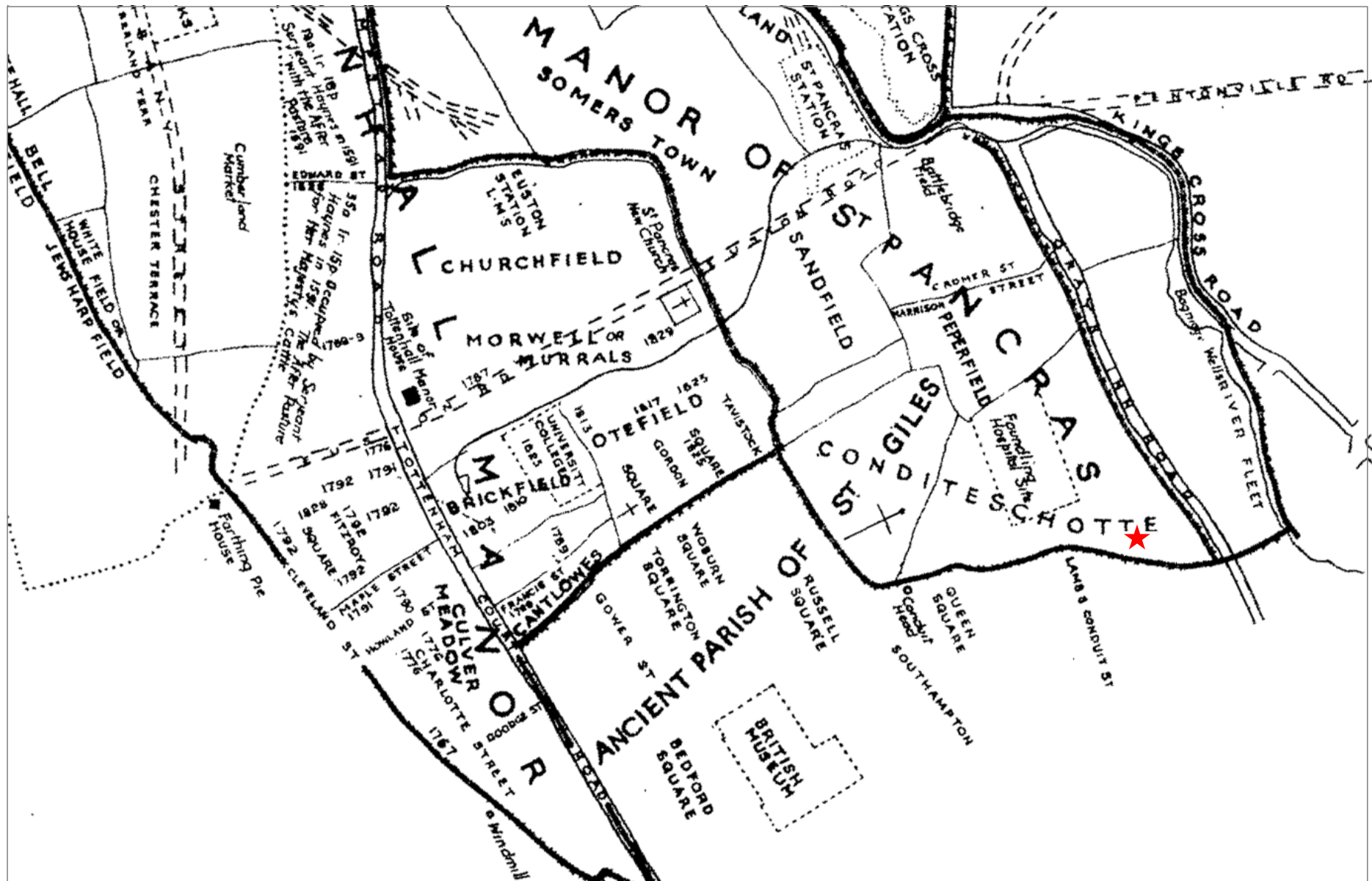
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ELO3505	252B GRAYS INN ROAD	530760 182370	WATCHING BRIEF
ELO3512	252A & 252B GRAYS INN ROAD	530750 182370	WATCHING BRIEF
ELO3945	LAYSTALL ROAD	531060 182090	WATCHING BRIEF
ELO4061	MOUNT PLEASANT POST OFFICE	531040 182380	TRIAL TRENCHING
ELO4692	LACON HOUSE & ADASTRAL HOUSE, 84 & 98 THEOBALDS ROAD	530650 181850	TRIAL TRENCHING

ELO5683	GOUGH STREET	530900 182300	ROMAN COIN FOUND IN FLEET DITCH
ELO5684	GRAYS INN ROAD	531000 182000	FINDSPOT OF ROMAN COIN
ELO5699	LAMBS CONDUIT STREET	530610 182060	FINDSPOT OF ROMAN TOMBSTONE
ELO5713	THEOBALDS ROAD	530630 181810	POSSIBLE LINE OF SILCHESTER-COLCHESTER ROMAN ROAD
ELO5906	26-30 CUBITT STREET	530800 182500	DESK BASED ASSESSMENT
ELO5950	33 QUEEN SQUARE	530410 181990	DESK BASED ASSESSMENT
ELO6458	GRAYS INN ROAD KINGSWAY COLLEGE- KINGS CROSS CENTRE	530556 182539	DESK BASED ASSESSMENT
ELO7845	MOUNT PLEASANT POST OFFICE	531043 182385	DESK BASED ASSESSMENT
ELO8038	43-45 & 49 GRAYS INN ROAD & 22-30 KINGS MEWS	530943 182009	DESK BASED ASSESSMENT
ELO9157	95 LEATHER LANE	531209 182001	DESK BASED ASSESSMENT
ELO9747	WARNER STREET, TOPHAM STREET & BAKERS ROW	531241 182279	WATCHING BRIEF
ELO11357	WAKEFIELD STREET	530580 182437	DESK BASED ASSESSMENT
ELO11359	7 WAKEFIELD STREET	530400 182479	DESK BASED ASSESSMENT
ELO11719	24-28 WARNER STREET	531150 182166	DESK BASED ASSESSMENT
ELO11840	GREAT ORMOND STREET HOSPITAL	530468 182096	TRIAL TRENCHING
ELO12155	25 KINGS MEWS	530939 182010	DESK BASED ASSESSMENT
ELO12185	WAKEFIELD STREET	530358 182437	WATCHING BRIEF
ELO12186	1-2 FISHER STREET & 2-6 CATTON STREET	530550 181631	DESK BASED ASSESSMENT
ELO12193	52-54 MOUNT PLEASANT HOSTEL	531006 182036	DESK BASED ASSESSMENT
ELO12228	24-28 WARNER STREET	531144 182168	TRIAL TRENCHING
ELO12455	24-28 WARNER STREET	531143 182166	BOREHOLE SURVEY
ELO12509	MOUNT PLEASANT/ FARRINGDON ROAD/ CLERKENWELL ROAD WATER MAIN	VARIOUS	WATCHING BRIEF

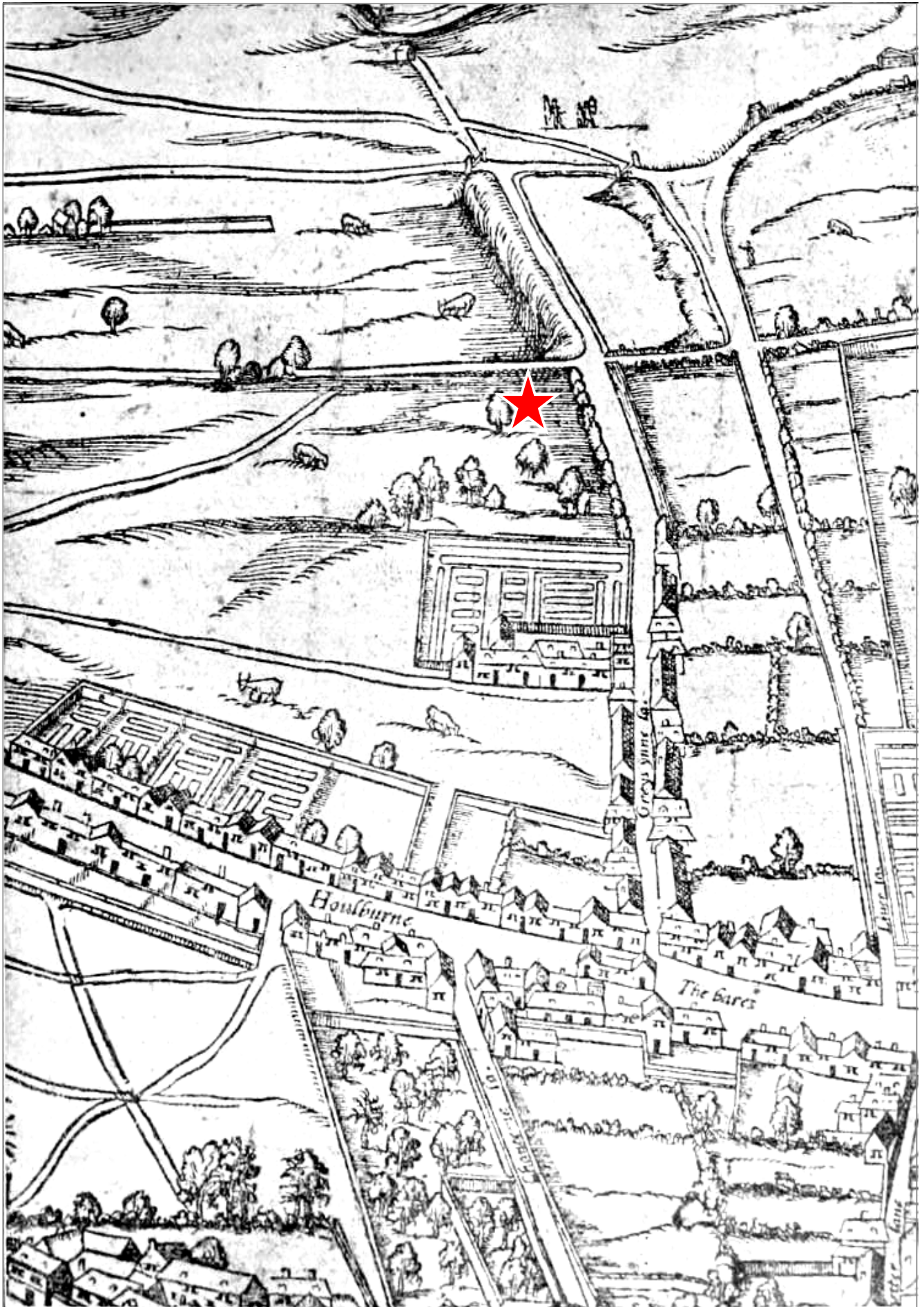
	REPLACEMENT		
ELO12940	BOSWELL STREET/OLD GLOUCESTER STREET/ NEW NORTH STREET/ HARPUR STREET/ORDE HALL STREET	VARIOUS	DESK BASED ASSESSMENT
ELO13072	155 GRAYS INN ROAD	530745 182312	WATCHING BRIEF
ELO13129	14 ROGER STREET	530884 182120	DESK BASED ASSESSMENT
ELO13227	39-45 GRAYS INN ROAD	530956 182007	DESK BASED ASSESSMENT
ELO13238	PORTPOOL LANE/LEATHER LANE/BALDWINS GARDENS (BOURNE ESTATE)	531160 181880	DESK BASED ASSESSMENT
ELO13502	49 MECKLENBURGH SQUARE	530470 182420	WATCHING BRIEF
ELO13606	52-54 MOUNT PLEASANT HOSTEL	531000 182040	WATCHING BRIEF
ELO13754	21 JOHN STREET	530780 182100	HERITAGE STATEMENT
ELO14093	BOSWELL STREET/OLD GLOUCESTER STREET/ NEW NORTH STREET/ HARPUR STREET/ORDE HALL STREET	530529 181897	BOREHOLE SURVEY
ELO14149	39-45 GRAYS INN ROAD	530950 182000	EXCAVATION
ELO14237	49 MECKLENBURGH SQUARE	530510 182410	WATCHING BRIEF
ELO14250	155 GRAYS INN ROAD	530740 182310	GEOTECHNICAL SURVEY
ELO14299	GREAT ORMOND STREET HOSPITAL	530530 182060	TRIAL TRENCHING
ELO14470	155 GRAYS INN ROAD	530740 182310	GEOTECHNICAL SURVEY
ELO14471	CORAM FAMILY CAMPUS, BRUNSWICK SQUARE	530490 182440	WATCHING BRIEF
ELO14517	33 QUEEN SQUARE	530400 181980	WATCHING BRIEF
ELO14524	33 QUEEN SQUARE	530420 182000	ARCHITECTURAL & HISTORICAL APPRAISAL
ELO14527	30 GUILFORD STREET	530530 182140	ARCHIVE RECORD ONLY
ELO14528	49-53 GOUGH STREET	530830 182360	ARCHIVE RECORD ONLY
ELO14532	71-79 KINGS CROSS	530820 182650	ARCHIVE RECORD ONLY

	ROAD		
ELO14539	54 THEOBALDS ROAD & 1-3 GREAT JAMES STREET	530770 181900	STANDING STRUCTURE RECORD
ELO14544	WARNER STREET ESS	531220 182150	WATCHING BRIEF
ELO14556	22 KINGS MEWS	530930 182026	HERITAGE ASSESSMENT
ELO14558	22 KINGS MEWS	530930 182026	DESK BASED ASSESSMENT
ELO14856	14 ROGER STREET	530880 182120	WATCHING BRIEF
ELO14955	LACON HOUSE & ADASTRAL HOUSE, 84 & 98 THEOBALDS ROAD	530610 181850	DESK BASED ASSESSMENT
ELO14957	MECKLENBURGH SQUARE	530490 182450	DESK BASED ASSESSMENT
ELO14967	GREAT ORMOND STREET HOSPITAL	530460B 182090	DESK BASED ASSESSMENT

APPENDIX 3: Historic Mapping



Appendix 3.1 Historical sketch-map of St. Pancras showing the principal manors and estates (Lovell, P. & Marcham, W.M. (eds.) 1938. *Survey of London* Volume XIX. London County Council: London)

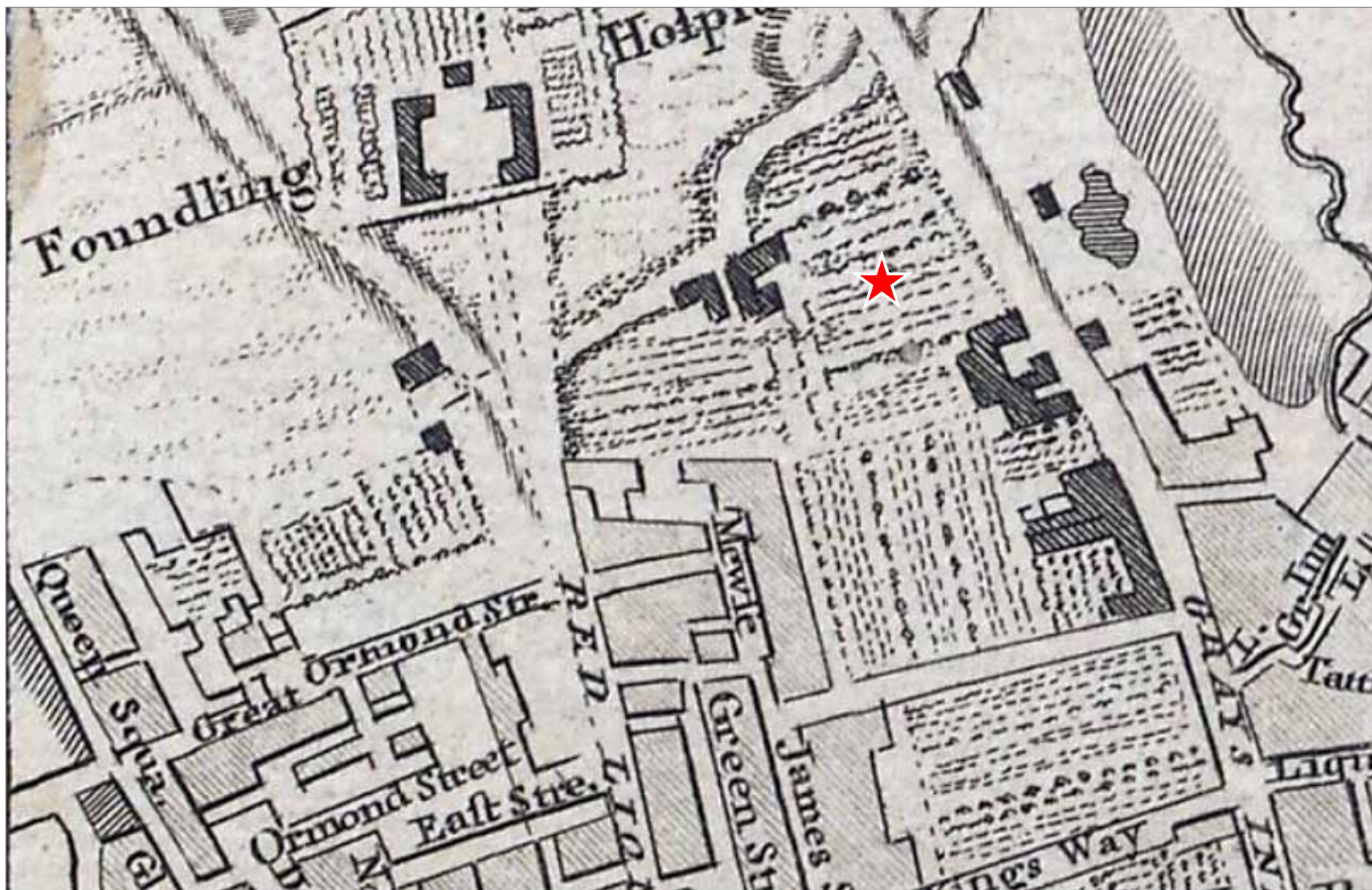


Appendix 3.2 c.1572. Ralph Agas (attributed). *Civita Londinium*

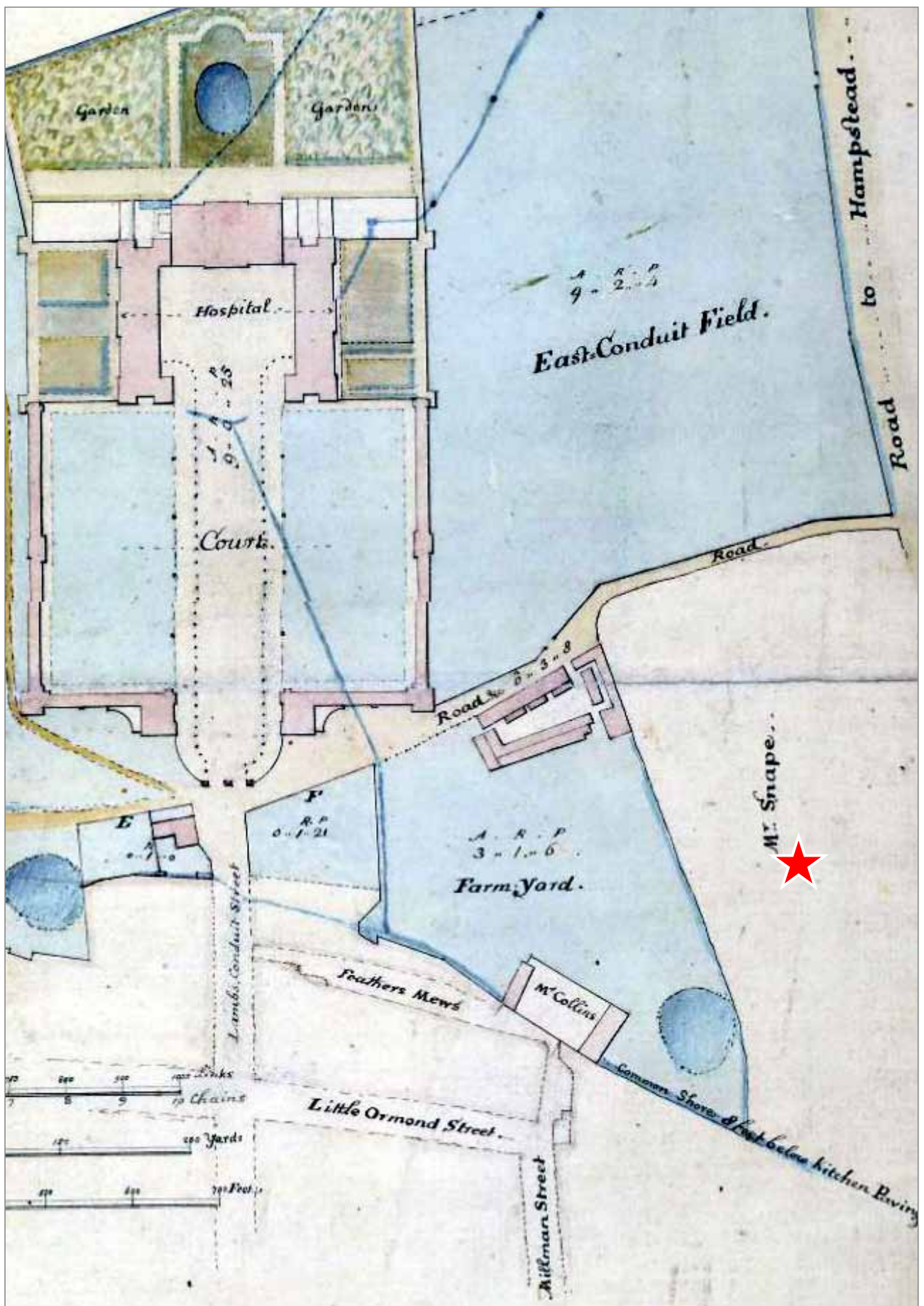


Appendix 3.3: 1658. William Faithorne. *An Exact Delineation of the Cities of London and Westminster and the Suburbs Thereof, Together With Ye Burrough of Southwark Surveyed in 1643-7.* Copy by Richard Newcourt, 1857 (British Library Maps Crace Port. 1.35).

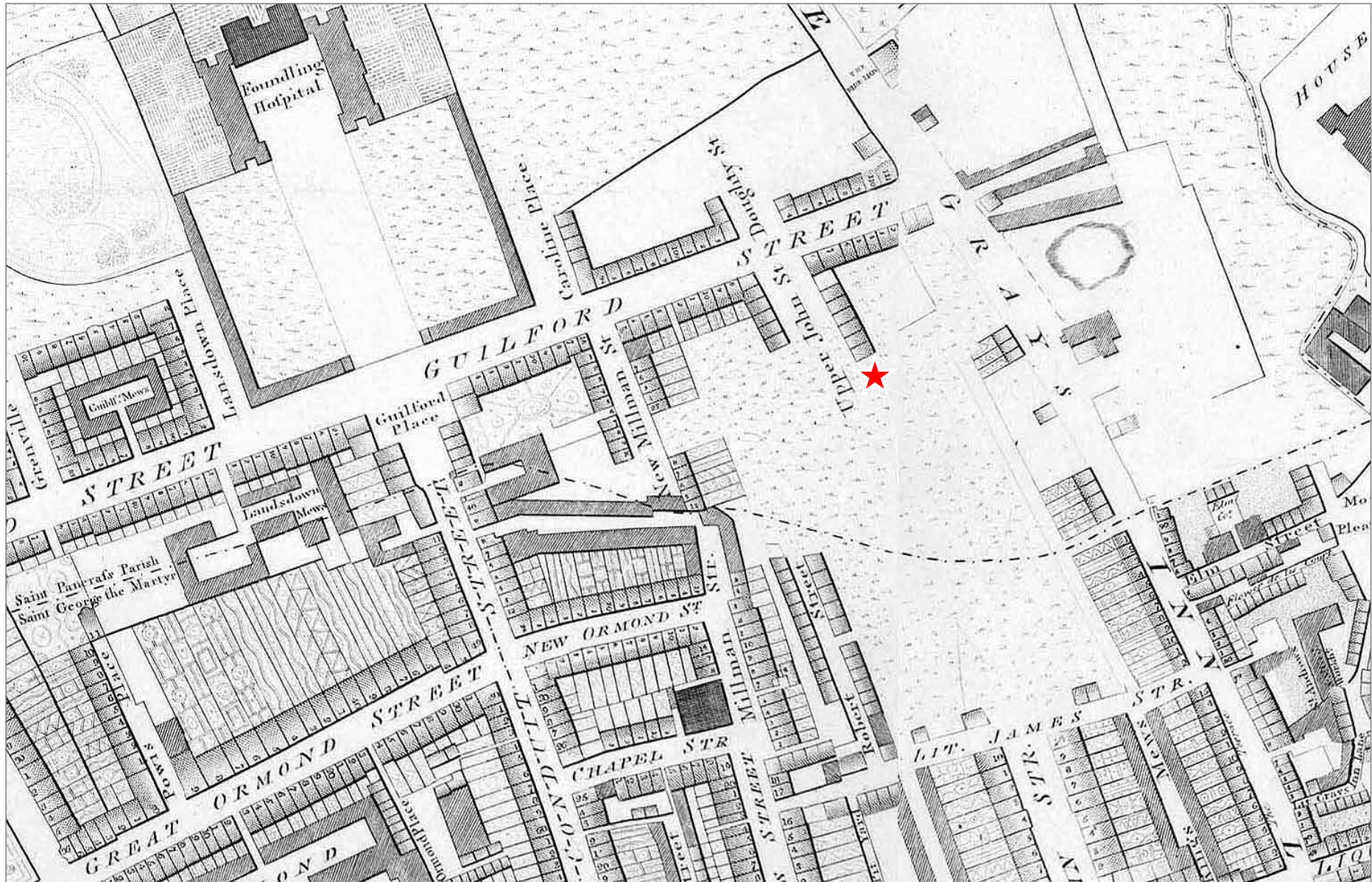
Archaeological Desk
Based Assessment



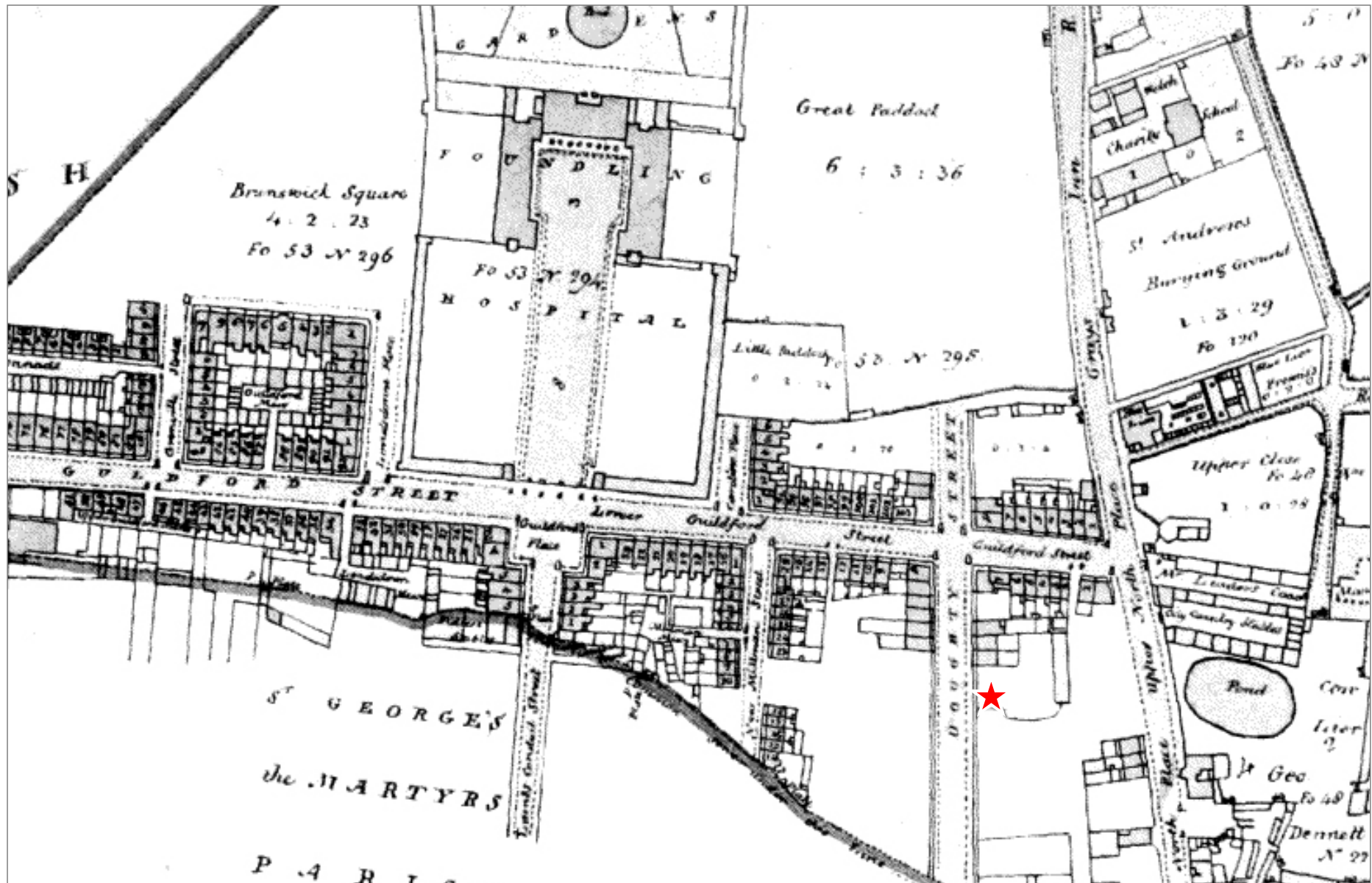
Appendix 3.5: 1756. Benjamin Cole. *A new and accurate survey of the parishes of St Andrew's, Holbourn, St. George's, Queen Square, St James's, Clerkenwell, St Luke's, Old Street, St Mary's, Islington and the Charterhouse Liberty* (British Library Maps Crace Port.15.46).



Appendix 3.6 1763. William Newton. *A survey of the land belonging to the hospital for the maintenance and education of exposed and deserted young children* (British Library Maps Crace Port. 14.49).



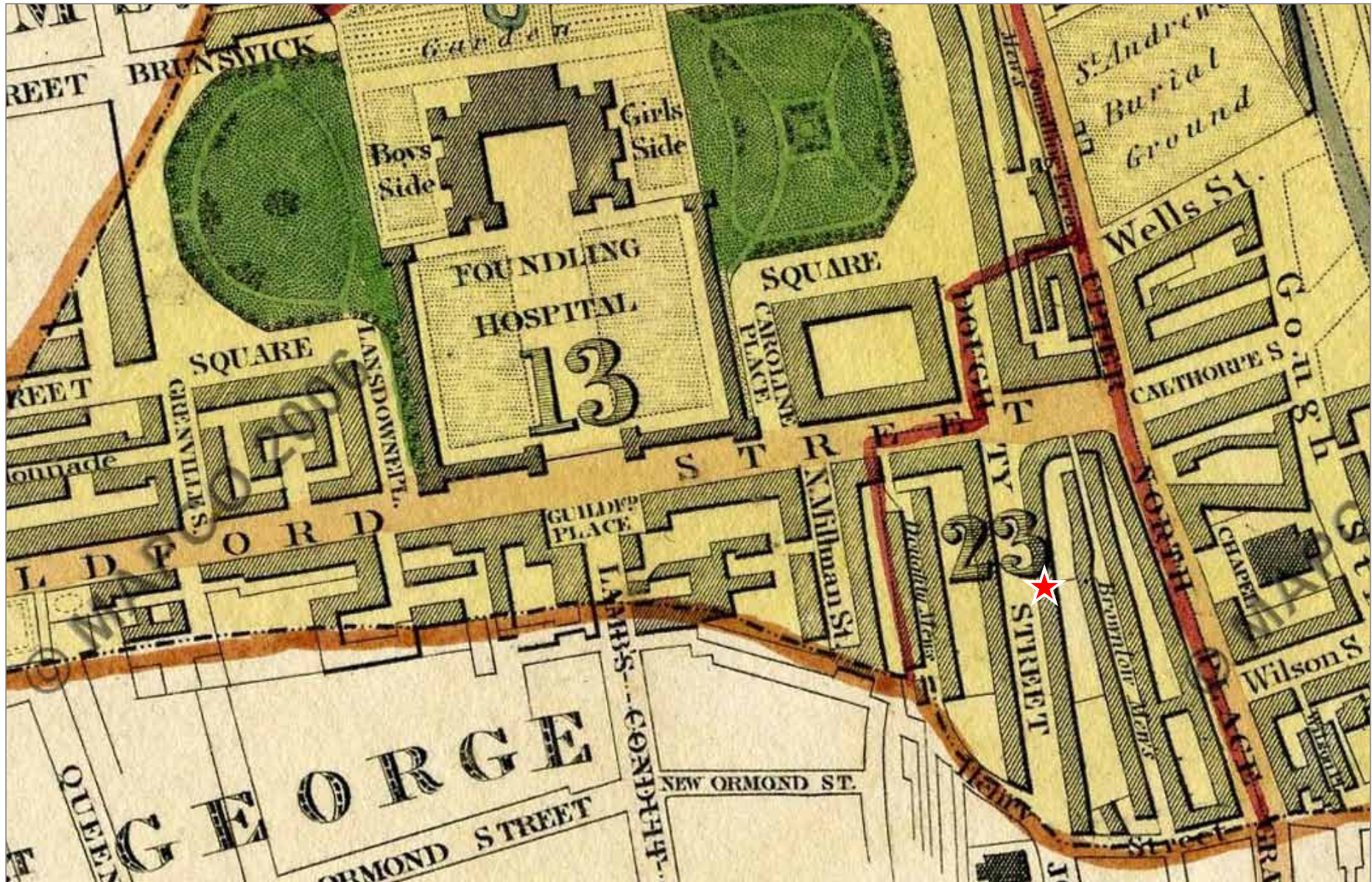
Appendix 3.7: 1799. Richard Horwood. *Plan of the Cities of London and Westminster, the Borough of Southwark and Parts adjoining Shewing every House.* Scale 26 inches to 1 mile. (British Library Maps Crace V.174).



Appendix 3.8 1804. John Thompson. A Map of the Parish of St. Pancras Situate in the County of Middlesex (NA M.C.8.03).



Appendix 3.9 1809. Robert Laurie & James Whittle. *New Map of London and its environs*. (British Library Maps Crace.Port.6.199).



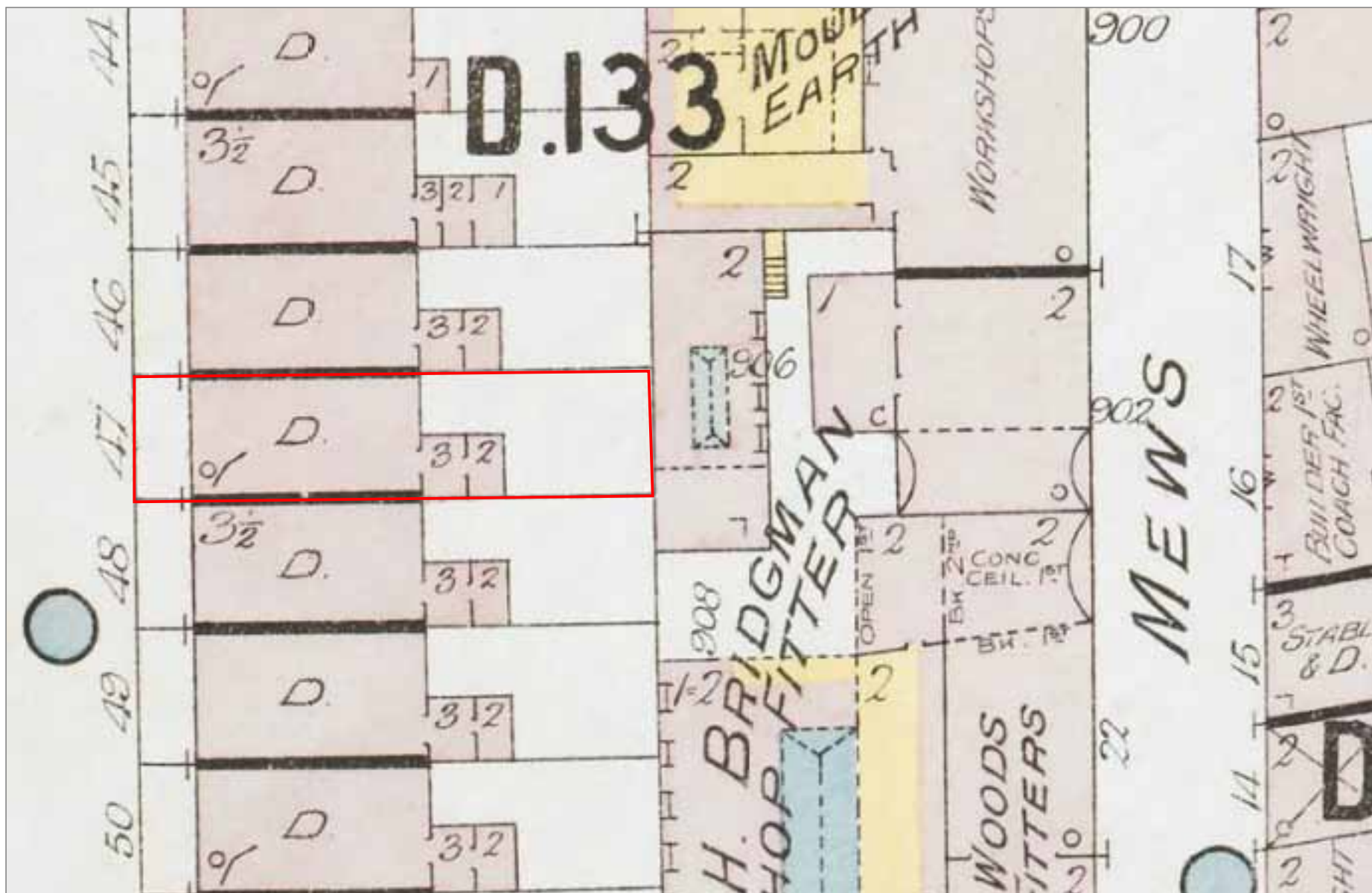
Appendix 3.10 1834. F.A. Bartlett & B.J. Davies. *Topographical Survey of St Marylebone, St Pancras and Paddington Parishes.*
No. 13: Foundling Hospital Estate; No. 23: Doughty Estate



Appendix 3.11 1887. OS 25-inch 1st Edition. London Sheet XXVI, surveyed 1871.



Appendix 3.12 1896. OS 1:1056 scale London Sheet VII.44, surveyed 1894.



Appendix 3.13 1901. Charles E. Goad. *Insurance Plan of London North District Volume D. Sheet 5* (British Library BL Maps 145.b.23.(d)). 1:480 scale.

APPENDIX 4: Current proposals for the application site



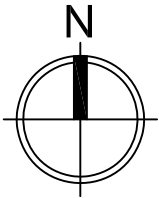
1 SITE LOCATION PLAN
scale 1:1250



2 EXISTING SITE PLAN
scale 1:500

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DRAWING SITE PLAN

DATE 18.09.2015 DRAWN BY EG CHECKED BY TG

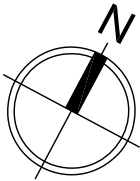
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LEGEND

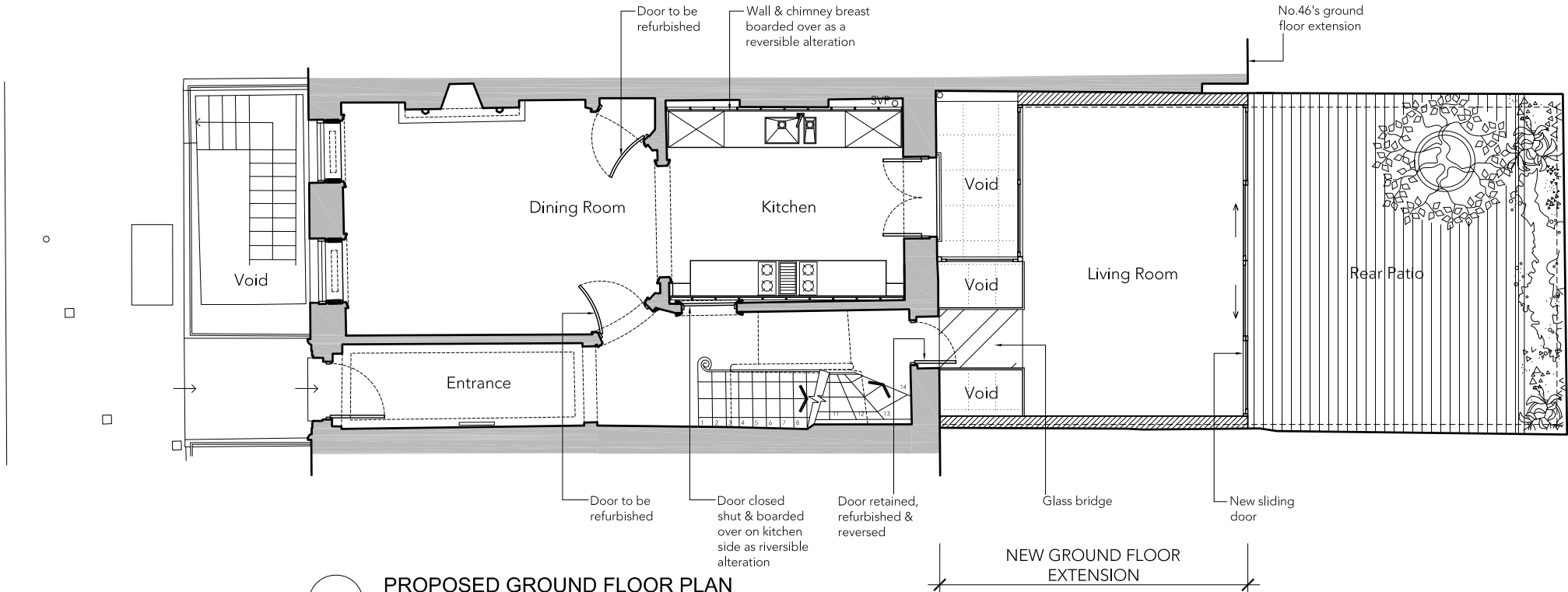
	Existing walls
	New walls

NOTES

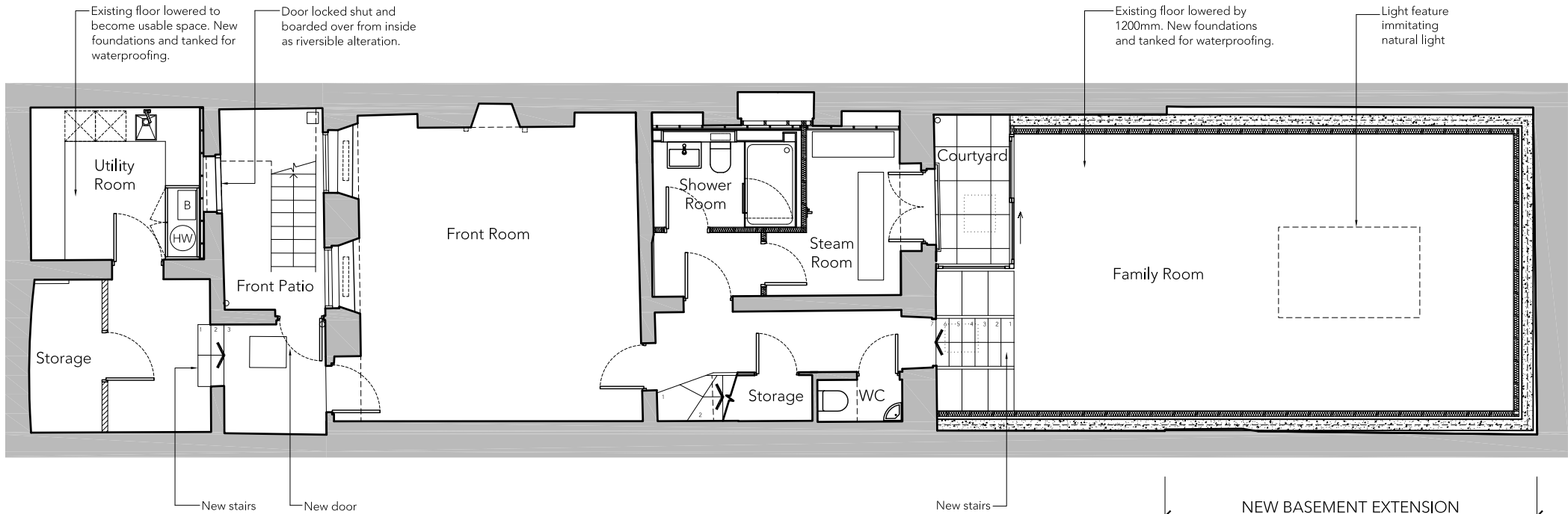
1. All historic features to be retained and repaired wherever possible or reinstated to match the original detail where missing.

DOUGHTY STREET

21a BROWNLOW MEWS



2 PROPOSED GROUND FLOOR PLAN
scale 1:100



1 PROPOSED BASEMENT PLAN
scale 1:100



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DRAWING
PROPOSED BASEMENT & GROUND FLOOR PLANS

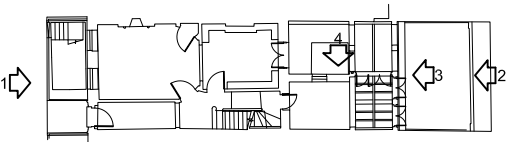
DATE 15.01.2016 DRAWN BY EG CHECKED BY TG

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DRAWING PROPOSED REAR ELEVATION

DATE 15.01.2016 DRAWN BY EG CHECKED BY TG

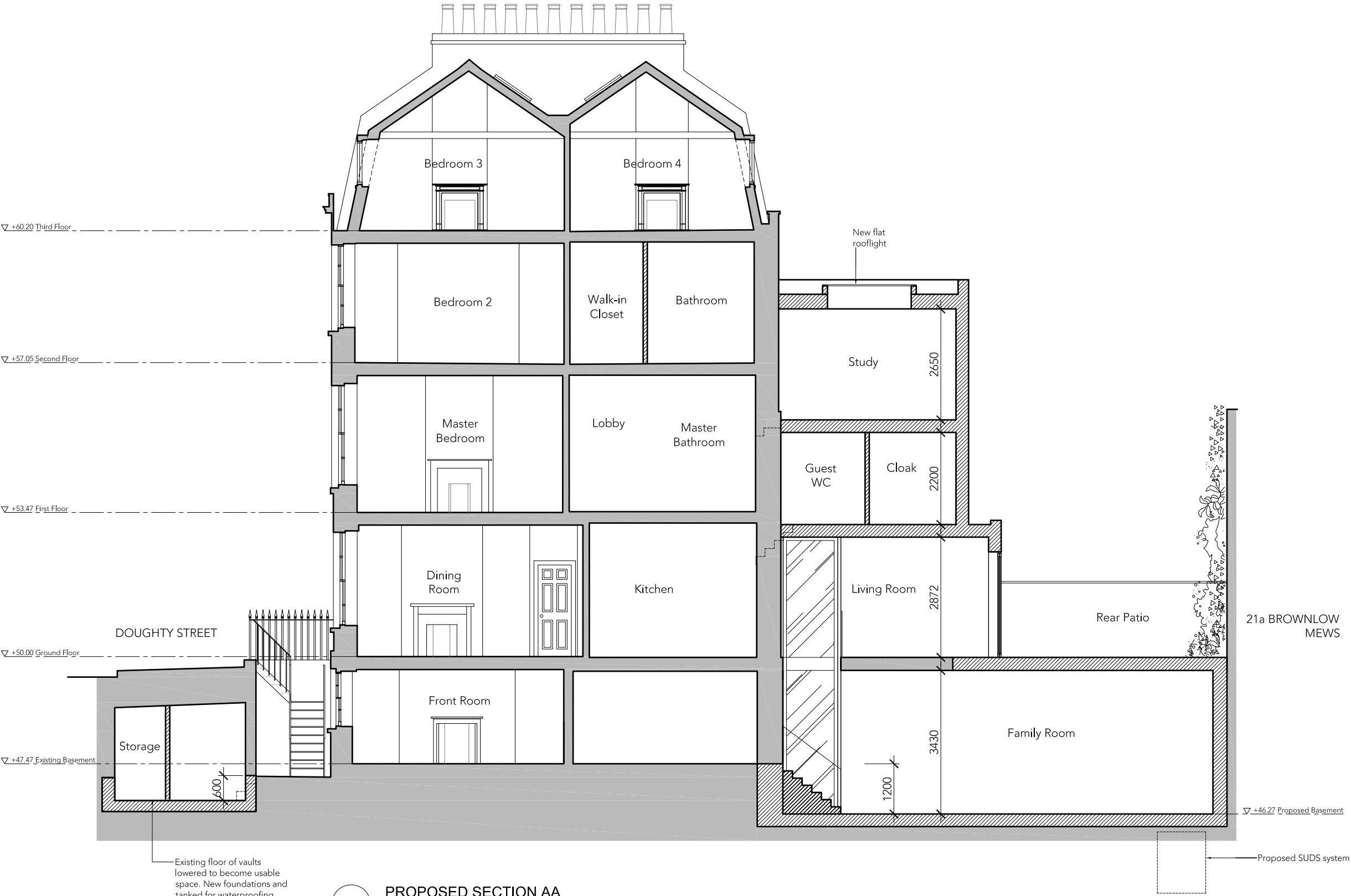
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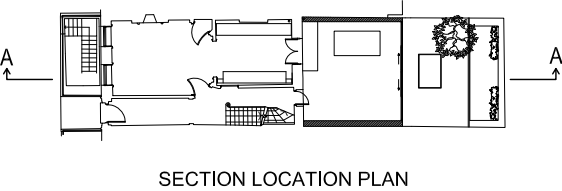
2 PROPOSED REAR ELEVATION
scale 1:100

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1 PROPOSED SECTION AA
scale 1:100



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PROPOSED SECTION AA

DATE	15.01.2016	DRAWN BY	EG	CHECKED BY	TG
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