

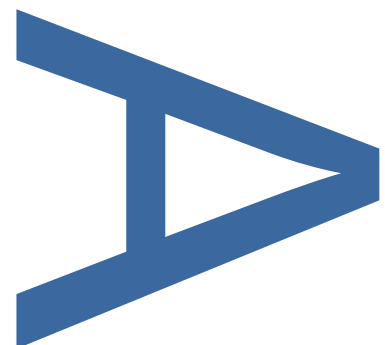
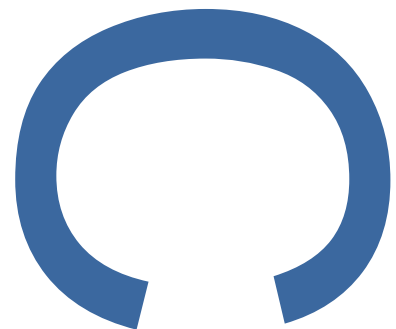
**16-20 RED LION STREET,
HOLBORN**

**A HISTORIC ENVIRONMENT
DESK-BASED ASSESSMENT**

**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF CAMDEN**

PCA REPORT NO: 12621

SEPTEMBER 2016





PRE-CONSTRUCT ARCHAEOLOGY

**16-20 RED LION STREET,
CAMDEN,
LB CAMDEN**

**A HISTORIC ENVIRONMENT DESK-BASED
ASSESSMENT**

Quality Control

Pre-Construct Archaeology Limited	
Project Number	K4724
Report Number	R12621

	Name & Title	Signature	Date
Text Prepared by:	Christina Reade		September 2016
Graphics Prepared by:	Mark Roughley		September 2016
Graphics Checked by:	Josephine Brown		September 2016
Project Manager Sign-off:	Gary Brown		September 2016

Revision No.	Date	Checked	Approved
1			

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT OF 16-20 RED LION STREET, LONDON BOROUGH OF CAMDEN

Central National Grid Reference: TQ 30761 81695

**Written and researched by Christina Reade
Pre-Construct Archaeology Limited, September 2016**

Report Number: R12621

Project Manager: Gary Brown

**Commissioning Client: BNP Paribas as Trustees for Mayfair Capital Commercial Property
Trust**

**Contractor: Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
Brockley
SE4 2PD**

Tel: 020 7732 3925

Fax: 020 7732 7896

E-mail: gbrown@pre-construct.com

Web: www.pre-construct.com

**© Pre-Construct Archaeology Limited
September 2016**

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

1	Non Technical Summary	3
2	Introduction, objectives and methodology	5
2.1	Origin and Scope of the Project	5
3	The Site and Proposed Scheme	6
3.1	The Site	6
3.2	The Proposed Scheme	6
4	Planning Background	8
4.1	National Planning Policy Framework (NPPF)	8
4.2	The London Plan	9
4.3	London Borough of Camden Local Plan	10
5	Geology and Topography	13
5.1	Geology	13
5.2	Topography	13
6	Archaeological and Historical Background: Baseline Study	14
6.1	Introduction	14
6.2	Prehistoric	14
6.3	Roman	15
6.4	Early Medieval	15
6.5	Medieval	16
6.6	Post Medieval	17
6.7	Modern	20
7	Archaeological Potential and Significance	21
7.1	General	21
7.2	Prehistoric	21
7.3	Roman	21
7.4	Early Medieval	21
7.5	Medieval	22
7.6	Post-Medieval	22
7.7	Modern	22
8	Impact on Heritage Assets	23
8.1	Previous Land Use and Existing Impacts	23
8.2	Impact of Proposed Development	23
8.3	Ground Soil Contamination	23
8.4	Services	23
9	Conclusions and Recommendations	25
10	Bibliography	26
10.1	Written Sources	26
10.2	Cartographic Sources	26
10.3	Online Sources	27
11	Acknowledgements	28
	APPENDIX 1: GMHER Search	29
	APPENDIX 2: PLATES	51
	FIGURES	55

1 NON TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by BNP Paribas as Trustees for Mayfair Capital Commercial Property Trust to undertake a Historic Environment Desk-Based Assessment of 16–20 Red Lion Street, London Borough of Camden. The site is centred at National Grid Reference TQ 30761 81695.
- 1.2 Although there is limited evidence for other prehistoric periods, there is relatively significant evidence for Palaeolithic activity in the area surrounding the subject site. Potential for the survival of prehistoric archaeology being present in the vicinity of the subject site is therefore considered to be **low to moderate**.
- 1.3 Roman activity, particularly in relation to cremation burials and quarrying, has been well documented within the vicinity of the study site and the potential for archaeological remains from this period is therefore considered to be **moderate**.
- 1.4 The early medieval (Middle Saxon) settlement of *Lundenwic* was located to the south of the study site. Some evidence for early medieval activity is present in the vicinity of the study site, however it would appear that the majority of activity was located to the south and as a consequence the archaeological potential for this period is considered to be **low**.
- 1.5 In the medieval period, evidence points to the land being part of the open fields to the west of Grays Inn. Thus, the potential for archaeological remains from this period are considered to be **low to moderate**.
- 1.6 During the post-medieval period, the study site was occupied by a variety of terraced houses on either side of Grays Inn Passage, as evidenced by the historic map regression. The potential for archaeological remains from the post-medieval period is considered to be **high**.
- 1.7 Major bomb damage occurred during the Second World War, leading the study site to be redeveloped in the early 1950s as the single, large L-shaped building that currently occupies the site. The potential for survival of modern heritage assets beyond the building itself is considered **negligible**.
- 1.8 The extant basement, which extends to a depth of c. 22.23m OD, will have removed any later archaeological remains, though the potential remains for earlier features cut into the natural underlying clays and gravels. It is also presumed that much of the proposed extension is located within a battered construction trench for the original basement. However, 800mm thick pile caps will potentially extend in to made ground, which itself may be archaeology. Therefore, the proposed scheme, in particular work associated with the piling and lift shaft, may have a **minor adverse** impact on any surviving archaeological deposits.
- 1.9 Given the findings of the Desk-Based Assessment, it is possible that archaeological conditions

may be requested as a means of mitigating the potential archaeological resource. Such work may include an archaeological watching brief.

- 1.10 Any required archaeological work at the study site would have to be undertaken by an approved archaeological contractor, following the compilation of a 'Written Scheme of Investigation' which has been approved in advance by the London Borough of Camden.

2 INTRODUCTION, OBJECTIVES AND METHODOLOGY

2.1 Origin and Scope of the Project

2.1.1 The aim of this report is to identify the potential for archaeologically significant deposits being present at 16-20 Red Lion Street, London Borough of Camden (Figure 1 & Figure 2). This report involves an assessment of the potential survival of any archaeological remains, identification of the types of archaeological deposits that could be encountered, the probable periods from which these deposits are likely to date and, where possible, the impact that future development may have upon extant archaeological remains.

2.1.2 This Desk-Based Assessment was commissioned by BNP Paribas as Trustees for Mayfair Capital Commercial Property Trust. The proposed works include alterations to facades, entrance and additional storeys to 16–20 Red Lion Street and the construction of a rear extension.

2.1.3 A Historic Desk-Based Assessment is required as part of the planning process. This report has been compiled in accordance with guidelines issued by the Greater London Archaeology Advisory Service (GLAAS; HE 2015), the London Borough of Camden and in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2014).

2.1.4 A Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. Based on the findings of this research, further archaeological work may be requested as a means of mitigating the potential archaeological resource.

2.1.5 This report was written and researched by Christina Reade under the project management of Gary Brown, Pre-Construct Archaeology Limited. Sources consulted included historical maps, reports and documents held by the Camden Local Studies and Archives Centre and Pre-Construct Archaeology Limited's archives. A search of the Greater London Historic Environment Record (GLHER) was also made within a 750m radius of the study site. The site was inspected on 15th September 2016.

3 THE SITE AND PROPOSED SCHEME

3.1 The Site

- 3.1.1 The study site is located at TQ 30761 81695, on the corner of Red Lion Street (west facing) and Sandland Street (south facing) with the designated address 16–20 Red Lion Street. Earlier planning applications designate the site address as 23–27 Sandland Street and 16–20 Red Lion Street¹. The rear (east) of the site is formed by a paved alley (formerly Gray's Inn Passage) leading through a gated entrance to a yard area. The study site is sub-square in plan and measures approximately 0.087 ha (0.215 acres) in area (Figure 2; Appendix 2).
- 3.1.2 The site was bombed during WW2 (the 1954 planning application described the site as “Derelict after destruction by enemy action”²) and the property was constructed in 1955. The structure has undergone several phases of alterations, most recently in 1999 and 2012.
- 3.1.3 The building is ‘L’ shaped on plan with north (long) and east (short) wings linked by a central stair, lift and toilet core with fourth and fifth floors stepped back from the principal elevation. A basement level exists across the footprint of the building and includes two lift pits close to the intersection of the two wings. The finished floor level of the basement is at 22.23m OD. A car park/yard is located to the rear of the property and contains an electricity sub-station.
- 3.1.4 The property is not listed on the Statutory List of Buildings of Special Architectural or Historic Interest and neither is it adjacent to any. The study site is located in the Bloomsbury Conservation Area, and within this, the Bloomsbury Conservation Area Sub Area 11: Queen Square/Red Lion Square, as well as within an Archaeological Priority Area as defined by the London Borough of Camden. There are no trees protected by the Tree Preservation Order in the vicinity of the subject site that might be damaged by the construction works.

3.2 The Proposed Scheme

- 3.2.1 The application proposes a wide variety of renovation and extension works including:
1. a simple refurbishment scheme internally with changes to front reception entrance layout in order to create a better connection with Red Lion Street;
 2. changes to front elevation around the revised entrance;
 3. a five storey extension added to the rear of the building;
 4. renovation of the current rear exterior to match the revised elevation;
 5. The creation of a roof top extension, making for a 6th floor of office space and elevating the current plant to the 7th floor.
 6. The addition of a third lift shaft
- 3.2.2 Although basement works, comprising renovation of the current layout and the addition of a third elevator shaft, will be relatively limited, it is possible that any below ground works may risk

¹ <http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning Applications&TYPE=PL/PlanningPK.xml&PARAM0=156267&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning Application Details&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING>

² <http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/3652082/view/Application%20Form.PDF>

impacting underlying archaeological horizons if they survive the existing basement truncations.

3.2.3 Rear extensions will be added 5-storeys in height Within the car park it will be necessary to excavate approximately 300mm of fill across the extension footprint, but there is a presumption that much of the extended footprint is located within a battered construction trench for the original basement (see Figure 7). 350mm mini piles will be driven in small groups from approximately 23.26m OD which is also the approximate level of the underside of the 800mm thick pile caps above the ground floor slab will be cast, the FFL at 25.35m OD.

4 PLANNING BACKGROUND

4.1 National Planning Policy Framework (NPPF)

4.1.1 The National Planning Policy Framework (NPPF) was adopted on 27 March 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

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.

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.

4.1.3 Additionally:

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.

4.1.4 In considering any planning application for development, the local planning authority will now be guided by the policy framework set by the NPPF.

4.1.5 The NPPF also states:

214. *For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.*

215. *In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*

4.2 The London Plan

4.2.1 The London Plan, first published July 2011, updated March 2015, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

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.*

LDF preparation

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, 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.

4.3 London Borough of Camden Local Plan

4.3.1 This study aims to satisfy the objectives of the London Borough of Camden Local Development Framework (LDF) which manages the growth and development of the borough through a set of planning policy documents. The relevant document within the plan is the Core Strategy (2010), which includes land use policies and guidance that is used in deciding planning applications and guides future development in the borough up until 2025. The pertinent sections have been outlined below:

Policy DP25 - Conserving Camden's heritage

Conservation areas

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

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

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

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

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

Other heritage assets

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

Archaeology

25.18 Camden has a rich archaeological heritage comprises 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 (see map 4):

Hampstead Heath	Hampstead	Highgate
London Suburbs	South End	Baginigge 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. [NB this has been superseded by NPPF in 2012).

4.3.2 This report has been produced in order to assess the potential for archaeological remains and the proposed impact of the development, prior to the submission of the planning application for approval.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The British Geological Survey shows that a superficial deposit of Lynch Hill gravels lies across the site (BGS 2016). It was formed up to 2 million years ago in the Quaternary Period, and is composed of sand and gravel, with locally occurring lenses of silt, clay or peat. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat.

5.1.2 The bedrock geology is comprised of sedimentary London Clay Formation – clay, silt, and sand formed approximately 34 to 56 million years ago in the Palaeogene period (BGS 2016). These rocks were created in deep seas from infrequent slurries of shallow water sediments which were then redeposited as graded beds.

5.1.3 Historic borehole data is available from locations near to Red Lion Street (BGS n.d. (b)) and confirm these general conditions, the nearest being a GPO tunnel on Red Lion Street³.

5.2 Topography

5.2.1 The study site lies within the Parish of St Andrew Holborn in the southern part of the London Borough of Camden. It is centred on National Grid Reference TQ 30761 81695 on a sub-square plot of land. The ground surface in the vicinity of the subject site is relatively level: 24.8m OD outside of 17 Bedford Row, 24.7m OD outside of 3-5 Bedford Row to the south. The level at the junction of Red Lion Street and Sandland Street is at 24.8m OD. A survey in Three Cups Yard shows a slight slope down from west to east: from 24.47m OD in the SW to 24.09 in the west adjacent to the existing building.

5.2.2 The study site lies west of the River Fleet, which has two sources, one in Hampstead and one in Highgate meeting the Thames at Blackfriars Bridge, and which became incorporated into the Victorian sewer system.

³ See: http://scans.bgs.ac.uk/sobi_scans/boreholes/1063414/images/19893240.html

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND: BASELINE STUDY

6.1 Introduction

6.1.1 In order to assess the archaeological potential of the study site an examination of all archaeological entries in the Greater London Historic Environment Record (GLHER) has been made within a 750m radius (500m radius for Listed Buildings) of the proposed development site (Figure 8; Appendix 1).

6.1.2 The intention of the GLHER search is to locate known archaeological sites and to predict and extrapolate the likely archaeological conditions within the redevelopment area from finds made nearby. This latter analysis is important, as many entries result from chance discoveries and are at best a small and unrepresentative sample of the total buried heritage.

6.1.3 Future archaeological investigation within the study area and/or further research may result in a significant change to the baseline data, which then in turn, may greatly affect the archaeological potential of the study site.

6.1.4 The following text details the archaeological and historic evidence as revealed by the GLHER search. This evidence is further supplemented by a site specific historic map regression and reference to other relevant archives.

6.2 Prehistoric

6.2.1 Quantities of Palaeolithic hand axes have been found in the Lynch Hill and Hackney Gravels from Hyde Park to Bloomsbury and Hackney, which suggests utilisation of this area by bands of hunter gatherers (Meager 2011). It has also been suggested that the Roman road, which ran east-west along Oxford Street, followed on the line of an Iron Age trackway, although there has been no archaeological confirmation of this yet (Anthony 2008).

6.2.2 There are a number of entries within the GLHER search radius representing the prehistoric period, primarily dating to the Palaeolithic, Mesolithic, and Iron Age periods. Both of the Palaeolithic and Mesolithic periods are overwhelmingly represented by findspots for lithic tools and debris such as flakes, handaxes, and cores (Figure 8, Nos 1–9). This includes a pointed handaxe found on Eagle Street, just to the west of the study site. A Palaeolithic stream channel has also been recorded during a watching brief at Aviation House, located less than half a kilometre to the south west of the site.

6.2.3 A small number of isolated finds dated to the Iron Age period have also been recorded within the search radius. This includes an Etruscan statuette found in 1904 and two individual pot sherds found during an archaeological works (Figure 8, Nos 10–12).

6.2.4 The evidence for prehistoric activity in the area provided by the GHLER is relatively strong for

finds of Palaeolithic date and supports the theory of migrant bands populating the area. Evidence for later Prehistoric periods, i.e. the Mesolithic, Neolithic, Bronze Age and Iron Age, is minimal or absent and does not suggest concentrated activity in this area during this time span.

6.3 Roman

6.3.1 The arrival of the Romans in AD 43 brought a distinct change to the settlement pattern of the London area. Within approximately a decade, they had established a town on the north bank of the Thames, where the City of London is now located (Anthony 2008). A network of roads spread out in several directions from this settlement. New Oxford Street is suspected of following the line of the Roman road from Newgate, London, to Silchester (Figure 8, No. 15).

6.3.2 Though the site lay to the west of the main occupation, Roman activity in the area has still been recorded. Since Roman law forbade the burying of dead within city walls, their cemeteries are primarily located along roads leading out of the city. On the GLHER search there are six recognised cremation burials, four of which cluster to the south east of the study site (Figure 8, Nos 18–20, 29), one to the south west (Figure 8, No 24), and another to the north east (Figure 8, No 21). An Ossuary found approximately one kilometre to the west of the study site, near the junction of Bloomsbury Street and Shaftesbury Avenue, marks the known western extent of an area termed ‘the western cemetery’ (Anthony 2008, HER MLO17787), so the study site may fall within this broader area.

6.3.3 Significant evidence for Roman burials was uncovered during excavations at 43–46 Southampton Buildings to the south of the study site, where a series of intercutting pits, a ditch, and disturbed cremations and burials were recorded (Figure 8, No 18).

6.3.4 Roman quarry pits with domestic refuse were identified at the Holborn Town Hall site to the west (Figure 8, No 23). The concentration of quarry pits, suggested a level of industrial activity which had previously been unrecorded in the area. A further quarry pit was recorded at 32 Furnival Street (Figure 8, No 22) to the east. Roman horizons have been recorded at 311–318 High Holborn where features related to agricultural use were found (Figure 8, No 28) and at Aviation House where a gravel surface or trackway was recorded (Figure 8, No 26).

6.3.5 Further individual finds from within the search radius include a hoard of several hundred copper coins that were found in the 18th century at Lincoln’s Inn Fields to the south of the study site, tombstone and statue fragments, pottery, and a brooch (Figure 8, Nos 13, 14, 17, and 33); all of which provide further evidence for the nature and extent of Roman activity in the area.

6.3.6 The evidence provided by the GLHER for the area surrounding the study site is indicative of a scattered, predominantly industrial and/or agricultural use of the area with cremation and inhumation burials found in variable density throughout.

6.4 Early Medieval

- 6.4.1 The study site is located to the north of the nationally important Middle Saxon mercantile settlement of *Lundenwic*, with most early medieval finds recorded along Shorts Garden or further south (DGLA 1990). Thought to have been established c. AD 600, it occupied the area around modern Covent Garden and Aldwych, to the south-east of the study site. During the 7th and 8th centuries, it developed into a busy trading port (Maher 2013). The site of *Lundenwic* has been known since the mid 1980's and has now been documented from numerous archaeological interventions.
- 6.4.2 Part of the settlement at *Lundenwic* was uncovered during excavations at Shorts Gardens, c.1km to the south-west of the study site. Here, Saxon buildings and metalworking hearths were found, as well as over 150 iron objects including blades, tools and furniture fittings of Middle Saxon date.
- 6.4.3 The area of Holborn itself was established as a settlement at some point during the early medieval period (Figure 8, No 38). Mentioned in the Domesday Book of AD 1086, the settlement first grew up around the bridge (where the main street crossed the river Fleet. In 1130, boundaries were set up to mark the city limits (Figure 8, No 39) and it grew as a ribbon development along the main road.
- 6.4.4 Within the GHLER list, there are only five recorded entries for the early medieval period. Excavations at 27–29 Macklin Street uncovered greenish organic layers containing pottery dated to AD 650–1150 and truncated by post medieval pits and excavations at 66–68 Great Queen Street uncovered two wells of Saxon date along with deposits and features including a ditch, pits and stake holes. Both sites are located to the south west of the current study site (Figure 8, Nos 34 and 37 respectively).
- 6.4.5 A loomweight and a pottery sherd dating to the early medieval period have also been found within the search radius (Figure 8, Nos 36 and 35 respectively).

6.5 Medieval

- 6.5.1 From the 11th century, the land west of Drury Lane was owned by Westminster Abbey. Drury Lane, to the west of the study site, was a main road from Aldwych and the church of St Clement Danes to Holborn and villages such as St. Giles (Anthony 2008). Chancery Lane was also established around 1160 AD by the Knights Templars, providing a further north–south route (Figure 8, No 62). Many other roads in this area were further constructed during the medieval period including Portpool Lane (Figure 8, No 45), Holborn (Figure 8, No 53), and Bloomsbury Way (Figure 8, No 65), which exemplify the increasing occupation and development in the area.
- 6.5.2 Archaeological works at Holborn Town Hall (Figure 8, No 42 and 43), 66–68 Great Queen Street (Figure 8, No 44), and Aviation House (Figure 8, No 50), all of which are located to the south west of the study site, uncovered deposits of probable garden or agricultural soil dating to this period, suggesting that the area was open ground until the post medieval period.

- 6.5.3 That the area around the study site was broadly open in nature is also suggested by various quarry pits found, including at 40–41 Furnival Street (Figure 8, No 47), 14 Cursitor Street (Figure 8, No 49) and 45 Quality Court (Figure 8, No 64) to the east, and 311–318 High Holborn (Figure 8, No 55) to the south.
- 6.5.4 The area around the study site became a centre for the legal profession, and two of Inns of Court were established within the search radius during the medieval period, i.e. Grays Inn and Lincolns Inn (Figure 8, No 56 and 63 respectively), as were two Inns of Chancery: Furnivals Inn and Staple Inn (Figure 8, No 60 and 54 respectively). Grays Inn was located to the east of the study site by c. 1400 AD with the medieval buildings grouped around what is now South Square. Grays Inn square was built in the 17th century, though the gardens were laid out c. 1598. Grays Inn was significantly damaged during the Second World War and was subsequently rebuilt c. 1950–60 in a Neo-Georgian style sympathetic to the original construction. Lincolns Inn was established to the south of the study site ca. 1422, also with significant gardens, called Lincolns Inn Fields (where a double edged dagger and sherds of medieval pottery were recovered (Figure 8, No 71). Furnivals Inn was established during the 14th century and was an Inn of Chancery by 1408. It was purchased by Lincoln's Inn in 1547 and was therefore associated with it until its dissolution in 1817 upon which the building was destroyed. Staple Inn was established in the 11th century and was associated with Grays Inn.
- 6.5.5 Another example of medieval occupation in the area is found through the development of various conduits, used to supply water to various properties; for example the Chapel Street conduit (Figure 8, No 66) was built by 1432 and likely supplied the Greyfriars system for the monastery on Newgate Street. Lambs conduit (Figure 8, No 57) and Theobalds Road conduit (Figure 8, No 59) are other examples of these medieval systems within the search radius.
- 6.5.6 The Old Temple was the site of the first establishment of the Knights of Templars in Britain and was established during the 12th century AD. Remains of a curved chalk foundation, thought to be part of the Old Temple, were recorded during excavations at 43–46 Southampton Buildings (Figure 8, No 68; Telfer 2002), located to the south east of the study site.
- 6.5.7 Only one public house is recorded within the search area, the Red House Inn on Chancery Lane, established in 1066 AD (Figure 8, No 52).
- 6.5.8 Other archaeological activities within the search radius have uncovered significant medieval archaeological remains. For example, a watching brief to the west of the study site at 1 Plough Place revealed a stream channel, a possible cellar, dump layers, and possible clay and gravel surfaces (Figure 8, No 51). Various medieval pits have been uncovered along Furnival Street (Figure 8, No 47 and 48), and an excavations at Old Buildings recorded two walls under the foundations of the gatehouse suggesting an earlier gate was present (Figure 8, No 58).

6.6 Post Medieval

- 6.6.1 The study site is located in the parish of St Andrew Holborn, but lay close to the extra-parochial Gray's Inn of Court and not far north of Lincoln's Inn and St. Giles in the Fields. Holborn has long been famous as the law quarter of London, and the strong presence of the legal professionals influences the character of the area surrounding the study site; 'Holborn was anciently of much consequence, not only on account of the many eminent people who resided here, but because of the Inns of Court, which graced both its north and south sides. Besides, it contained an hospital for the poor, and a cell to the house of Clugny in France, suppressed with the Priors Alien' (Thornbury 1878, 526). This is in opposition to the nearby St. Giles in the Fields, which is considered a significantly deprived area. New Oxford Street was constructed in 1845, cutting straight through the nearby slums of St. Giles in the Fields in an attempt to improve the area (Dyos 1982). Within St Andrew itself there is a mix of classes, illustrated well by the Booth Poverty Map of 1898-9 (not illustrated) where it is possible to see that the study site is on the border of the rich and poor areas.
- 6.6.2 In 1514, an Act of Parliament was passed that ordered the 'western road' of London to be paved through from Holborn up to St. Giles in the Fields 'as far as there was any habitation on both sides of the road' (Thornbury 1878). The whole of the main street between the parish boundary and Great Turnstile Lane was occupied by houses 'at least as early as, and probably long before, the reign of Henry VIII' (Riley and Gomme 1914, 3), so prior to the start of the 16th century. The Agas map from the 1560's shows the study site situated along a small road running in front of Grays Inn (Greys Ynne), with a small number of houses fronting High Holborn to the south (Figure 9). Riley and Gomme (1914) dispute the accuracy of Agas' map, suggesting that instead of a single line of houses as shown, there was a complex system of houses, gardens and orchards existing between High Holborn and the site of Whetstone Park. The urban development is seen to be to the south, near Covent Garden, while the area surrounding St. Giles and the houses along High Holborn is open farmland. The large house to the east of the map is Southampton House, later Bloomsbury House and Square.
- 6.6.3 Stow describes the area of Holborn, at the point of the old stone bridge over the Fleet (at what is now Farringdon Street) in his 1603 Survey of London as:
- Old borne or Hilborne, breaking out about the place where now the Bars do stand, and it ran down the whole street till Oldborne Bridge, and into the river of the Wells or Turnemill Brook. This bourn was likewise long since stopped up at the head, and in other places where the same hath broken out, but yet till this day the said street is here called High Oldborne Hill, and both the sides thereof, together with all the grounds adjoining, that lie betwixt it and the river of Thames, remain full of springs, so that water is there found at hand, and hard to be stopped in every house (Stow, 1603, 11).
- 6.6.4 Many of the entries on the GLHER for the post medieval period are associated with housing or agricultural land. For example, investigations at 40–41 Furnival Street recorded remains of a 17th century L-shaped building (Figure 8, No 87), 32 Furnival Street had evidence for 17th or 18th century cellars beneath a standing 19th century building (Figure 8, No 76), and 18th century brick foundations were found at Lacon House (Figure 8, No 89). Other domestic features such as wells, rubbish pits and cess pits are common throughout the GLHER.

- 6.6.5 Other buildings of more specialist nature are also recorded, such as the theatre on Portugal Street dating to the 16th century which has now since been demolished (Figure 8, No 96), a workhouse on Gray's Inn Road from the 18th century (Figure 8, No 105), a 16th century Brewery (Figure 8, No 75), and a hospital at Great Ormond Street (Figure 8, No 74). All of these are indications that the area was increasingly populated by a broad population of various classes during the post medieval period.
- 6.6.6 During the Civil War of 1642-6, London was surrounded by a defensive bank and ditch, which was interrupted at intervals with forts and batteries. To the west of the study site, the junction of Great Russell Street and Wardour Streets is said to have a fort from the Civil War line of defence (Clark & Ross 2008). Less than 20 years later, the Great Plague of 1665 had a major impact on London. A physician in St. Giles in the Fields (the parish to the south west of the study site), William Baghurst, claimed that it began in his parish; it moved quickly from the western suburbs to Holborn and the Strand (Clark & Ross 2008). St. Giles has also been blamed for the spread of the plague since it was a place where "poor people, vagabonds and idle rogues" had their lodgings (Anthony 2008). William Morgan's map of 1682 shows the urban development of the area in the century since Agas' map of the 1560's (Figure 8). Although there are no buildings on the study site at this point Morgan's map suggest there may be a 17th century road that cuts through the area. This map further serves to illustrate the extent to which the area to the south of the site has been built up, contrasted with the open field or garden areas to the north, east and west, such as that of Red Lion Fields which has now been defined.
- 6.6.7 The area around Queen Square and Red Lion Square was developed as the result of formal planning in the late 1680's by speculator Nicholas Barbon (London Borough of Camden 2011, 13). This sudden development is shown in Strype's map of 1720 (Figure 11) where the area of Red Lion Fields has by this point been turned into Red Lion Square, which is smaller and enclosed by surrounding buildings. This building work has also impacted upon Red Lion (or Red Lyon) Street. The study site covers what was a small, diagonal road called 'Grais Inn Passage and the buildings on either side. To the east of the study site, Bedford Row has now been defined, with buildings lining the western side. Bedford Row is the location of the majority of Listed Buildings within the defined search radius (Figure 8, No 117–119, 121–128, and 130) and primarily consists of terraced houses dating from the 17th through to the 19th century.
- 6.6.8 John Rocque's map of 1746 (Figure 12) shows few changes to the area and there is not enough detail to determine the use of the site. The primary difference at this point is the building of terraced houses along the eastern side of Bedford Row, and the better definition of Three Cups Yard just to the east of the study site. Horwood's map of 1799 (Figure 13), Greenwood's map of c. 1830 (Figure 14), and the Ordnance Survey Map of 1872 (Figure 15), and Goads plan of 1888 (Figure 16) all indicate that the study site continues to be occupied by a number of smaller buildings and plots on either side of Grays Inn Passage. The broader area around the study site remains relatively consistent throughout the 19th century, barring small changes such as the

renaming of Bedford Street to Sandland Street by 1888 (Figure 16), and changes to Three Cups Yard; the 1872 Ordnance survey map shows that the access to the yard had been covered, and by 1894 (Figure 17), a school had been established at the northern end of the Yard.

6.6.9 There are many post-medieval listed buildings within the 500m search radius of the GLHER. Most of these are houses or terraced houses with accompanying railings or fittings (Figure 8, Nos 116–127). There is also a 19th century water pump and three cannon bollards (Figure 8, No 128).

6.7 Modern

6.7.1 The early part of the 20th century shows little change to the study site and the surrounding area (Figure 18). This changed drastically during the Second World War where significant bomb damage occurs and the entirety of the study site is totally destroyed or damaged beyond repair (Figure 19). The Ordnance Survey map of 1951 lists the study site and much of the surrounding area simply as 'Ruins' (Figure 20). The extent of the damage can be seen in photos of the site, looking east towards Gray's Inn Passage, shown in Appendix 2, plate 8.

6.7.2 In 1955 (shown in the 1958 OS map; Figure 21), the study site was redeveloped with the current, single large L-shaped building covering the entirety of the plot, with a courtyard area to the rear. The building was occupied by printers, metal melting and rolling workshops, oil and colour and offices with oil heaters and associated storage tanks (Orms, 2016). Many of the other bombed areas have also had rebuilding, such as on the west side of Bedford Row and the east side of Red Lion Street. The school to the north of Three Cups Yard has now become the Princeton College of Language and Commerce. The site remains with this plan during the 1960's (Figure 22), with the rear court being utilised as a car park. More rebuilding can be seen at this point across Sandland Street to the south.

6.7.3 Further changes can be seen around the study site in the modern mapping (Figure 2), primarily that a series of small buildings have been added to Three Cups Yard at the rear of the complex, and in 1997 an electricity sub-station was erected in the courtyard. However, the footprint of the study site has remained consist since 1955 when it was built and throughout the later 20th century, with some refurbishments occurring in 1999 and 2012 (Figure 23).

6.7.4 The GLHER lists a number of air raid shelters (Figure 8, Nos 111–113), the Holborn Library (Figure 8, No 115), the 1930's metal and enamelling workshop on Northington Street (Figure 8, No 110), and the Gray's Inn Square garden (Figure 8, No 109) as heritage assets within the search radius.

6.7.5 Listed buildings from the modern period include the nearby Hall and Library at 25 Red Lion Square (Figure 8, No 129), Summit House, which is metal framed commercial office block also on Red Lion Square (Figure 8, No 131), and a telephone kiosk outside 44 Bedford Row (Figure 8, No 130).

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 General

7.1.1 The GLHER records one hundred and eighty heritage assets within the 750m study area plus a further sixteen listed buildings within a 500m radius. These records have been compiled through a variety of means, including a significant amount of archaeological activities such as excavations, evaluations, and watching briefs. Although no archaeological work has been completed on the study site or within an approximately 250m radius, there are one hundred and thirty nine recorded events and/or activities within the study area (a large portion of which lies to the south of the study site). The number of archaeological interventions in the vicinity of the subject site should militate against an evidence bias to the GLHER results.

7.2 Prehistoric

7.2.1 There is some evidence for prehistoric activity in the area as a relatively large number of worked flint has been found in the area alongside a potential Palaeolithic stream channel. All other prehistoric periods are minimally represented through isolated finds, if at all. Therefore the archaeological potential for the prehistoric period is considered to be **low to moderate** for the Palaeolithic period and **low** for the Mesolithic, Neolithic, Bronze and Iron Ages.

7.2.2 If prehistoric remains were found at the site they are likely to be of **local** significance.

7.3 Roman

7.3.1 The site lay to the west of the main areas of Roman occupation, but significant activity of this date has been recorded in the area. New Oxford Street is suspected of following the alignment of a Roman road to Silchester. Such roads often were lined with burial grounds, close to the urban core at least and a number of cremation burials have been recorded within the region of the study site. As such the possibility of uncovering remains from *Londinium's* western cemetery should be considered. There is also evidence of mineral extraction with quarry pits uncovered, for example, during excavations at Holborn Town Hall and Furnival Street to the west and east of the study site respectively. The archaeological potential for the Roman period is therefore considered to be **moderate**.

7.3.2 If Roman remains were found at the site they are likely to be of **local** significance.

7.4 Early Medieval

7.4.1 The main settlement during the early medieval period, *Lundenwic*, was located to the south of the study site. There are five entries dating to the early medieval period within the 750m search radius, they are all located to the south west of the study site apart from the medieval centre of the Holborn settlement located to the east. Although it is possible that the study site and surrounding area were utilised during the early medieval period, it would appear that the majority

of activity was located to the south east and south west, with the study site remaining open, possibly agricultural, land. As a consequence the archaeological potential for this period is considered to be **low**.

7.4.2 If early medieval remains were found at the site they are likely to be of **local** significance.

7.5 Medieval

7.5.1 A significant number of medieval heritage assets were recorded within the 750m GLHER search area, many of which are clustered to the south east of the study site. The settlement of Holborn expanded during this period, with two main Inns of Court (Grays Inn and Lincolns Inn) being established. According to early maps, the study site itself appears to have been located on open fields which may or may not have been agricultural, and as a consequence, the archaeological potential for the medieval period is considered to be **low to moderate**.

7.5.2 If medieval remains were found at the site they are likely to be of **local** significance.

7.6 Post-Medieval

7.6.1 During the early post medieval period Holborn remained quite small. A small number of houses lined the street from Holborn towards St. Giles to the west, with the surrounding area primarily agricultural. By the early 18th century, the number of houses in the area had significantly increased, expanding northwards from High Holborn and Oxford Street and incorporating the area of the study site in the new developments. Thus, the archaeological potential for the post-medieval agricultural remains dating from the 18th century onwards is considered to be **high**.

7.6.2 If post medieval remains were found at the site they are likely to be of **local** significance.

7.7 Modern

7.7.1 The study site remained relatively unchanged since the 18th century until the Second World War when the area was severely and irreparably bomb damaged. The footprint of the current building remains the same as when it was constructed in the early 1950's. It is therefore considered, with the exception of the building shell, that the potential for modern heritage assets is **negligible**.

7.7.2 If modern remains were found at the site they are likely to be of **local** significance.

8 IMPACT ON HERITAGE ASSETS

8.1 Previous Land Use and Existing Impacts

8.1.1 The historic map regression suggests that there has been activity on the study site since at least the late 17th century. During the medieval period the site was situated amongst the fields to the west of Grays Inn, maintained as such for the views that it allowed. During the post-medieval period, the site was occupied by numerous buildings, likely houses, separated by a small diagonal road. The current building on the site was constructed in 1955 after the original buildings were destroyed by bomb damage. It is unclear to what depth the bombs impacted upon the site, but in any case the 1955 construction included a basement. The depth of the basement on the site, reaching 22.23m OD (approximately 2m below ground level), would have had a **highly adverse** impact on any archaeological remains that existed *in situ* on the study site, likely truncating all but the earliest features.

8.2 Impact of Proposed Development

8.2.1 In addition to works to the roof, including additional floors, those works that might impact upon the buried archaeological resource are restricted to the rear extensions and the addition of a third lift pit at the centre of the building.

8.2.2 The extension will require a general ground reduction of approximately 300mm, from the base of which mini piles, of 350mm diameter, will be driven. The piles will be capped with 800mm thick pile caps, the underside of which will be at approximately 23.26m OD (see Figure 7). There is a presumption that during the original 1955 construction that the basement was built within a battered trench, and as such the new works will be entirely or mostly within recent backfill. However, although there are likely to be relatively shallow groundworks the construction methodology of the existing basement is supposition and not yet proven. The lift pit may cause localised impacts to any buried archaeological resource, if present.

8.2.3 The ground reduction necessary for the mini piles and the construction of the lift pit are likely to have a **minor adverse** impact on any archaeological deposits which may exist *in situ* on the study site. It is likely that any below ground works, including the laying of new services, will risk impacting underlying archaeological horizons.

8.3 Ground Soil Contamination

8.3.1 Pre-Construct Archaeology had not received any information on potential contaminants on the study site at the time of compiling this report.

8.4 Services

8.4.1 With the exception of a plan showing the approximate course of power cables from the electricity sub-station to the existing building no detailed plans of other services within the site were

available at the time this report was prepared.

8.4.2 Extant, temporary and proposed below ground services runs are likely to have/had a localised adverse impact on underlying archaeological deposits.

9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of future development.
- 9.2 Within the footprint of the building, the basement level extends to a depth of 22.23m OD thereby significantly reducing the potential for archaeological remains of any but the earliest periods in this area of the site. However, within the courtyard area, it is considered that the potential for the survival of Prehistoric remains is **low to moderate**, for Roman remains is **moderate**, for early medieval remains is **low**, for the medieval period remains is **low to moderate**, and for post-medieval remains is **high**.
- 9.3 It can be anticipated that the proposed scheme, in particular any work associated with the external piling, may have a **minor adverse** impact on any surviving archaeological resource as only partial truncation is likely to occur. Other impacts may be caused by the addition of a further basement level lift pit, if the depth of the underlying natural gravels has not already been reached. It is likely that any below ground works will risk impacting underlying archaeological horizons.
- 9.4 Although the findings of the Desk-Based Assessment demonstrate that the site has had both significant previous impacts and will incur very limited proposed impacts, it is possible that further archaeological work may be requested by the local planning authority as a means of mitigating the potential archaeological resource.

10 BIBLIOGRAPHY

10.1 Written Sources

Anthony, S. 2008. *Central St. Giles, St. Giles High Street, WC2, London Borough of Camden: Post-excavation assessment and update project design*. MoLAS: unpublished report.

Clark, J, and Ross, C. eds. 2008. *London: The Illustrated History*. Penguin: London.

Department for Communities and Local Government, 2012. National Planning Policy Framework, TSO.

DGLA (Department of Greater London Archaeology). 1990. *Archaeological Excavations at 2-26 Shorts Gardens and 19-41 Earlam Street, June October 1989: An Interim Report*. DGLA: unpublished document.

Dyos, H. J. 1982. *Exploring the Urban Past*. Cambridge University Press: Cambridge.

Maher, S. 2013. *15-17 Macklin Street, Covent Garden, London, WC2B 5 NG: Results of an Archaeological Investigation*. PCA: unpublished report.

Margary, I. D. 1967 *Roman Roads in Britain*, London: Phoenix House Limited

Meager, R. 2011. *An Archaeological Desk Based Assessment, 15-17 Macklin Street, London WC2*. CgMs: unpublished report.

MoLAS (Museum of London Archaeology Service). 2002. A research framework for London archaeology.

Orms, 2016. 20 Red Lion Street, Initial Research. 16 May 2016 Revision A. Unpublished Report.

Riley, W. E. and Gomme, L. (eds.) 1914. High Holborn from the parish boundary to Little Turnstile, in *Survey of London: Volume 5, St Giles-in-The-Fields, Pt II*, 3–9.

Stow, J. 1603. *A Survey of London. Reprinted from the text of 1603*, ed. C. L. Kingsford (Oxford, 1908).

Telfer, A. 2002. Locating the first Knights Templar Church. *London Archaeologist*, Summer 2002, 3–6.

Thornbury, W. 1878. "St. Giles-in-the-Fields" in *Old and New London: Volume 3*. Cassell, Petter & Galpin: London.

10.2 Cartographic Sources

Agas Civitas Londinum 1560s

William Morgan's Map of London 1682

Strype's Map, 1720

John Roque's Map of London 1746

Horwood's Map of 1792-9

Ordnance Survey Map 1872

GOAD Fire Insurance Plan 1888

Booth Poverty Map of London 1888–9

Ordnance Survey Map 1894

Ordnance Survey Map 1914
Bomb Damage Map 1939–45
Ordnance Survey Map 1951
GOAD Fire Insurance Plan 1960's
Ordnance Survey Map 1958-69
Ordnance Survey Map 1974–76

10.3 Online Sources

British Geological Survey (a): Geology of Britain viewer

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British Geological Survey (b): Borehole Scans

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?mode=boreholes>

British History Online:

<http://www.british-history.ac.uk/survey-london/vol5/pt2/pp3-9>

Chartered Institute for Archaeologists (CIfA). *Standard and guidance for historic environment desk-based assessment*, 2014 http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf

English Heritage 2011: *The Setting of Heritage Assets*. English heritage Guidance

<http://www.english-heritage.org.uk/publications/setting-heritage-assets>

Google. 2016. *Google Maps: Street View*

Historic England 2009. *GLAAS Standards for Archaeological Work*. <http://www.english-heritage.org.uk/professional/advice/our-planning-role/greaterlondonarchaeology-advisory-service/glaas-publications/guidance-papers/>

London Borough of Camden 2011. *Bloomsbury Conservation Area Appraisal and Management Strategy*:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/bloomsbury/>

London Borough of Camden 2012. *Local Development Framework: Core Strategy*:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/core-strategy/>

London Borough of Camden 2016. *Historic planning applications for 16-20 Red Lion Street*:

<http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=156266&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Detail&PUBLIC=Y&XMLSIDE=&DAURI=PLANNING>

11 ACKNOWLEDGEMENTS

- 11.1 Pre-Construct Archaeology Ltd would like to thank Montau Evans for commissioning this archaeological Desk-Based Assessment, on behalf of BNP Paribas as Trustees for Mayfair Capital Commercial Property Trust, and providing additional information. Particular thanks are given Adam Price of Montagu Evans, for his assistance.
- 11.2 The author would also like to thank Gary Brown for his project management and editing, Kari Bower for compiling the mapping, and Mark Roughley for compiling the illustrations.

APPENDIX 1: GMHER SEARCH

GREATER LONDON HISTORIC ENVIRONMENT RECORD: 750m radial search (500m radial search Listed Buildings) centred on TQ 30761 81695

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
Prehistoric						
1	TQ 3050 8150	MLO17693	High Holborn, Camden	FINDSPOT	500000 BC to 150001 BC	An assemblage of palaeolithic lithic tools were discovered on High Holborn in 1898-1899 (event unknown). The tools found include flakes and handaxes. The exact findspot of the assemblage was not recorded. The artefacts are now part of the Warren Collection at the British Museum.
2	TQ 3070 8165	MLO17694	Eagle Street, Camden	FINDSPOT	500000 BC to 150001 BC	Pointed handaxe found on a heap of gravel in front of 'Wallis Store' in 1906. The handaxe is now part of collections at the Museum of London.
3	TQ 3110 8140	MLO17695	Chancery Lane	FINDSPOT, FINDSPOT	500000 BC to 10001 BC	Pointed Handaxe
4	TQ 3100 8150	MLO17751	Holborn	FINDSPOT, FINDSPOT	500000 BC to 10001 BC	Handaxe
5	TQ 3050 8160	MLO17689	Southampton Row (South end of)	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	500000 BC to 10001 BC	Two handaxes and a few flakes found in the late 19th century on Kingsgate St.
6	TQ 3045 8145	MLO75120	Aviation House	FLAKE	500000 BC to 10001 BC	A watching brief recovered a single large flint waste flake from the disturbed natural gravel. It was typical of palaeolithic flint working.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 3045 8145	MLO73557	Aviation House	STREAM	500000 BC to 42 AD	A watching brief recorded a peri-glacial stream channel.
7	TQ 3055 8138	MLO16891	Great Queen St / Kingsway, Camden	FINDSPOT	14700 BC to 11700 BC	At least five hand axes were found between 1908-1917 by builders (Wymer). According to Roe there were three handaxes at the corner of Queen Street and two at Kingsway. The lithic tools are now located in the Museum of London and the British Museum, London.
8	TQ 3060 8130	MLO17682	Kingsway	FINDSPOT	14700 BC to 11700 BC	A number of palaeolithic lithic tools have been uncovered during building works on Kingsway near the Aldwych in the early 20th century. The lithic implements found include a core and two handaxes, possibly found within the Langley Silt Complex. It is likely that the assemblage is contemporary and related with other palaeolithic lithic finds in the vicinity.
	TQ 3060 8130	MLO17687	Kingsway	FINDSPOT, FINDSPOT, FINDSPOT	10000 BC to 701 BC	Blade Core
9	TQ 3120 8160	MLO17771	Holborn	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	10000 BC to 2201 BC	A chisel of yellow flint, part polished was found on Holborn Hill in 1870.
10	TQ 3090 8150	MLO23579	Lincolns Inn Gardens	FINDSPOT	700 BC to 42 AD	Etruscan bronze statuette of a dancer, found at a depth of 16 ft in 1904.
11	TQ 3055 8133	MLO67783	66-68 Great Queen St	FINDSPOT	700 BC to 42 AD	Archaeological evaluation uncovered two sherds of prehistoric date, one dated to the Iron Age (?).

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
12	TQ 3117 8142	MLO72942	14 Cursitor St EC4	FINDSPOT	700 BC to 1065 AD	Watching brief undertaken recorded a sherd of possible Late Iron Age/mid Saxon pottery.
Roman						
13	TQ 305 813	MLO6175	Kingsway	STATUE	43 AD to 409 AD	The foot of a life-size bronze Roman statue was found in Kingsway.
14	TQ 3107 8290	MLO16263	Lambs Conduit St	TOMBSTONE	43 AD to 409 AD	Gravestone with Greek inscription. Probably one of the Purbeck Marbles.
15	TQ 3068 8154	MLO17773	New Oxford St	ROAD	43 AD to 409 AD	Suspected line of the road from Newgate, London to Silchester Road.
16	TQ 3080 8140	MLO17776	Lincolns Inn Fields	FINDSPOT	43 AD to 409 AD	Hoard of several hundred copper coins, mainly Victorianus and Tetricus. They were found c. 1750 in a carved stone urn.
17	TQ 3035 8153	MLO17778	Barter St	TOMBSTONE	43 AD to 409 AD	Part of the tombstone of Gaius Pomponius Valens found in March 1961, 25 ft deep in the modern backfill of a sewer.
18	TQ 3105 8160	MLO107475	Nos 43-46 Southampton Buildings, WC2, High Holborn	ANIMAL BURIAL, CREMATION, DRAINAGE DITCH, EXTENDED INHUMATION, HUMAN REMAINS, OCCUPATION SITE, PIT	43 AD to 409 AD	During excavation of a light well, Roman archaeology indicative of perhaps gardening or light industrial activity was revealed. This consisted of a roughly north-south aligned ditch, probably for drainage, a series of intercutting pits and disturbed cremations and burials.
19	TQ 3105 8155	MLO17783	Southampton Buildings	CREMATION	43 AD to 409 AD	A dark grey urn of smooth lattice pattern containing bones and a dish. Found in 1905 at Birbeck Bank.
	TQ 3105 8155	MLO28155	Southampton Buildings	FINDSPOT	43 AD to 409 AD	Dish found in a cremation urn
20	TQ 3110 8160	MLO17800	High Holborn	CREMATION	43 AD to 409 AD	Cinerary Urn found

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
21	TQ 3040 8175	MLO18085	Southampton Row	CREMATION	43 AD to 409 AD	Cremation consisting of a greyware rusticated urn in low relief containing burnt bone.
22	TQ 3121 8149	MLO26560	32 Furnival St EC4	QUARRY, PIT	43 AD to 409 AD	Excavation and watching brief undertaken recorded evidence for the quarrying of gravel underlying natural brickearth.
23	TQ 30356 81416	MLO76215	Holborn Town Hall	QUARRY PIT, RUBBISH PIT	43 AD to 409 AD	Roman features found on the site were domestic refuse and backfilled quarry pits, suggesting a level of industrial and domestic activity previously unrecorded in the vicinity.
24	TQ 3055 8150	MLO69168	Holborn Station	CREMATION	43 AD to 409 AD	A Roman cremation urn was found during the construction of Holborn Station in 1909.
25	TQ 31170 81480	MLO75795	15-17 Furnival Street, 13 Took's Court, EC1	BRICKEARTH	43 AD to 409 AD	A small area of natural brickearth incorporated fragile rotted human-sized bone in a small cut feature. Thought to be a remnant of a Roman burial.
26	TQ 3045 8145	MLO75121	Aviation House	DITCH, GULLY	43 AD to 409 AD	A watching brief recorded three shallow gullies cutting the natural gravel.
	TQ 3045 8145	MLO75122	Aviation House	SURFACE, TRACKWAY, YARD	43 AD to 409 AD	A watching brief recorded a compacted gravel surface post-dating AD 140.
27	TQ 3124 8162	MLO7901	142 Holborne, EC1	CREMATION	43 AD to 409 AD	3 jugs containing fragments of burnt bone
28	TQ 31001 81590	MLO78226	Nos 311-318 High Holborn	BURIED SOIL HORIZON, POST HOLE, GRAVEL PIT, PIT	43 AD to 409 AD	A possible pit was recorded during an evaluation in 2004. It contained pottery dated to AD 50-150. It may have been a gravel pit associated with the nearby Roman road. Archaeological features were also observed during a watching brief in 2006, and consisted of a Roman ploughed soil horizon, a pit and a posthole.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
29	TQ 3100 8200	MLO17782	Grays Inn Road, possibly Holborn End	CREMATION	100 AD to 150 AD	Two cremations in urns. One is grayware with a smoothed lattice pattern of around AD 100-150, the other is biconical and of buffware.
	TQ 3100 8200	MLO71747	Grays Inn Road	FINDSPOT	43 AD to 409 AD	Coin; Claudius. Held with Museum of London.
30	TQ 3120 8160	MLO63079	34-37 Brooke St, Gray's Inn Rd	FINDSPOT	43 AD to 409 AD	Observation exercise recovered redeposited Roman pottery.
31	TQ 3039 8142	MLO68157	Holborn Town Hall, Site C	FINDSPOT	43 AD to 409 AD	An evaluation recovered sherds of abraded Roman pottery from lower buried soil layers.
32	TQ 3104 8146	MLO18042	Lincolns Inn	FINDSPOT	43 AD to 409 AD	Etruscan Vase from Lincolns Inn Hall. Also two small dice possibly found there.
33	TQ 3055 8140	MLO11190	Kingsway	FINDSPOT	43 AD to 409 AD	Roman brooch.
Early Medieval						
34	TQ 3041 8140	MLO22220	Nos 27-29 Macklin Street	DUMP, FINDSPOT, OCCUPATION SITE?	650 AD to 1150 AD	Excavation and watching brief found greenish organic layers, immediately over the natural brickearth. The layers contained pottery of AD 650-1150 and occasional animal bone, truncated by Post Medieval pits.
35	TQ 3060 8150	MLO22221	Kingsway / Gate Street	FINDSPOT	650 AD to 1065 AD	A sherd of Ipswich-type ware with impressed decoration.
36	TQ 3060 8130	MLO3177	Kingsway	FINDSPOT	410 AD to 1065 AD	Loomweight of coarse redware, 5" in diameter. Found in the Kingsway in January 1920.
37	TQ 3055 8133	MLO73918	66-68 Great Queen St	WELL, STAKE HOLE, DITCH, DUMP, PIT	410 AD to 1065 AD	Archaeological excavation uncovered two wells of Saxon date along with a dumped deposit/accumulation containing saxon material, a ditch of 8th-9th century date, a number of pits and a sequence of stake holes forming a fence or enclosure.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
38	TQ 3137 8172	MLO18007	Farringdon St	SETTLEMENT	410 AD to 1539 AD	Holborn settlement first grew up around the bridge where the Main St crossed the stream. It is mention in Domesday in 1086. In 1130, boundaries were set up to mark the city limits (GLHER ref 082060). It then grew as a ribbon development along the main road.
Medieval						
39	TQ 3120 8180	MLO23437	Grays Inn Road	BOUNDARY MARKER	1066 AD to 1539 AD	In 1130, boundaries were set up to mark the limits of the city at the corner of Grays End Road and Holborn.
40	TQ 3103 8143	MLO58970	Lincolns Inn	WALL	1066 AD to 1539 AD	A watching brief recorded a chalk, green sand, and mortar wall. Probably medieval and may relate to previous church.
	TQ 3103 8143	MLO60000	The Chapel	FINDSPOT	1066 AD to 1539 AD	A watching brief recovered occasional residual medieval pottery sherds.
41	TQ 31030 81426	MLO76585	The Chapel, Lincoln's Inn	FEATURE	1066 AD to 1539 AD	No structures were positively identified during the work, although one pit or trench of the 16th century or later date was found below the levelling layers to the north of the Chapel.
	TQ 31030 81426	MLO75724	The Chapel, Lincoln's Inn	BUILDING RUBBLE	1500 AD to 1800 AD	The drainage excavations provided evidence for the demolition of possible medieval buildings in the vicinity from the 16th century onwards.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 31030 81426	MLO76586	The Chapel, Lincoln's Inn	LEVELLING LAYERS	1500 AD to 1900 AD	The deposition of levelling layers to raise the local ground surface by c. 1m from the medieval land surface occurred during the post- medieval period. It is likely that much of this levelling was carried out during the construction in the 16th and 17th centuries of the earlier buildings currently occupying the site: particularly the Old Hall, the Old Buildings and the Chapel itself.
42	TQ 3038 8142	MLO75183	Holborn Town Hall, Site C	CULTIVATION SOIL	1066 AD to 1900 AD	A watching brief uncovered deposits of probable garden or agricultural soil indicating that the area was open ground until the post-medieval period.
	TQ 3039 8142	MLO68158	Holborn Town Hall, Site C	FINDSPOT	1066 AD to 1539 AD	An evaluation recovered sherds of abraded medieval pottery.
	TQ 3038 8142	MLO75182	Holborn Town Hall, Site C	DITCH	1485 AD to 1540 AD	A watching brief uncovered an undated (but possible late medieval or post-medieval) ditch.
43	TQ 3036 8142	MLO74070	Holborn Town Hall	DITCH	1066 AD to 1539 AD	An evaluation uncovered a medieval ditch.
	TQ 3036 8142	MLO74071	Holborn Town Hall	CULTIVATION SOIL, CULTIVATION SOIL, CULTIVATION SOIL	1066 AD to 1900 AD	An evaluation uncovered a thick layer of agricultural soil.
44	TQ 3055 8133	MLO67789	66-68 Great Queen St	CULTIVATION SOIL	1066 AD to 1539 AD	Archaeological evaluation revealed a deposit that sealed the Saxon features and was probably a medieval agricultural soil.
45	TQ 3113 8189	MLO17852	Portpool Lane	ROAD	1066 AD to 1539 AD	Portepool Lane was present in 1237.
46	TQ 3109 8136	MLO24598	Chancery Lane	TOWN HOUSE	1066 AD to 1539 AD	West of Chancery Lane, House of Bishop of Chichester. Sold to Lincolns Inn in 1580.
47	TQ 3121 8154	MLO65628	40-41 Furnival St	QUARRY	1066 AD to 1539 AD	Excavation recorded activity of medieval or earlier date consisting of quarrying of natural gravel.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 3121 8154	MLO65630	40-41 Furnival St	PIT	1066 AD to 1539 AD	Excavation recorded a series of 13th-15th century rubbish pits and chalk-lined cess pits.
48	TQ 3121 8149	MLO68622	34-35 Furnival St, EC4	PIT	1066 AD to 1539 AD	Pits were recorded, probably dating to the medieval period.
49	TQ 3117 8142	MLO72943	14 Cursitor St EC4	QUARRY, PIT	1066 AD to 1539 AD	Watching brief undertaken recorded large quarry pits of probable medieval date, indicating the open nature of the area.
50	TQ 3045 8145	MLO73559	Aviation House	CULTIVATION SOIL	1066 AD to 1539 AD	A watching brief recorded soil deposits which formed over a peri-glacial stream channel and which were reworked in the late medieval period.
	TQ 3045 8145	MLO75123	Aviation House	DEPOSIT UNCLASSIFIED	1066 AD to 1539 AD	A watching brief noted a deposit of gravel and sandy silt that sealed the Roman features. This may represent hill wash, or fills of a tentatively defined cut.
51	TQ 3035 8150	MLO76468	1 Plough Place, City of London, London EC4	DUMP, SURFACE, CELLAR, WELL	1066 AD to 1539 AD	Watching brief undertaken recorded significant archaeological deposits of probable medieval date including a stream channel, a possible cellar, dump layers, and possible clay and gravel surfaces.
52	TQ 3113 8137	MLO8699	Chancery Lane	INN, INN	1066 AD to 1900 AD	OS card marks the site of Red House Inn.
53	TQ 3126 8137	MLO17818	Holborn	ROAD, ROAD	1066 AD to 1600 AD	This road was paved in 1417 and its subsidiary roads in 1542. On Agas (1560) the road is called Holbourne.
54	TQ 3115 8157	MLO16927	Staple Inn	INNS OF CHANCERY, INNS OF CHANCERY	1066 AD to 1900 AD	The hall was built in 1851 by Richard Champiion. During the Second World Ware the hall and its adjoining buildings were destroyed. These were rebuilt in facsimile by Edward Maufe.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
55	TQ 31001 81590	MLO78229	Nos 311-318 High Holborn	GRAVEL PIT, PIT, QUARRY, SOAKAWAY	1180 AD to 1900 AD	A cut feature containing peg tile dated to 1180-1480 was recorded during an evaluation in 2004. It may be a pit, possibly the result of quarrying for gravel. Several archaeological features were also observed in 2006, consisting of a post medieval quarrying pit and a 19th century soakaway.
56	TQ 3093 8178	MLO21218	Grays Inn	INNS OF COURT, INNS OF COURT	1066 AD to 1900 AD	The society of Grays Inn settled on the site ca. 1400 with the medieval buildings grouped around what is now South Square. The earliest surviving building is the hall 'redified' 1556-60, but extensively rebuilt c. 1950. Grays Inn square was built c. 1676-88. The gardens were laid out c. 1598, legend suggests by Francis Bacon. They now contain early 19th century chambers, Raymond and Verulam buildings. Grays Inn suffered extensive damage during the second world war and was rebuilt c. 1950-60 in a Neo-Georgian style sympathetic to the old work. Grays Inn was formerly the Manor House of St Pauls prebend of Portpoole. It became the property of Degrays of Wilton c. 1924.
57	TQ 3061 8206	MLO18057	Lambs Conduit St	CONDUIT, CONDUIT, CONDUIT, RESERVOIR, RESERVOIR, RESERVOIR	1066 AD to 1900 AD	Abandoned in 1739 but still appears on modern maps. May be earlier than 1577 in origin. The conduit was rebuilt in 1677 by Site Christopher Wren and demolished in 1746.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
58	TQ 3108 8141	MLO55895	Old Buildings	WALL, GARDEROBE	1066 AD to 1900 AD	An excavation recorded two ragstone and chalk walls under the foundations of the south tower of the gatehouse. Probably the remains of the earlier gate. Also recorded was a latrine/garderobe.
59	TQ 3087 8193	MLO6969	Theobalds Road	CONDUIT, CONDUIT, WATER PIPE, WATER PIPE	1066 AD to 1900 AD	An ancient wooden conduit in excellent state of preservation was found in workmans trench during works on tram electrification in 1905. Thought at the time to be associated with Lambs Conduit nearby.
60	TQ 3110 8190	MLO17840	Furnivals Inn	INNS OF CHANCERY, INNS OF CHANCERY	1066 AD to 1900 AD	Furnivals Inn was established in 1383. It was an Inn of Chancery by 1408. In 1547 Lincolns Inn purchased the freehold and Furnivals became associated to Lincolns Inn. In 1817 the Inn was dissolved and the building destroyed.
61	TQ 3069 8124	MLO9672	Sardinia St	HOUSE	1066 AD to 1900 AD	OS card marks site of Portsmouth House.
62	TQ 3104 8135	MLO17819	Chancery Lane	ROAD	1066 AD to 2050 AD	Formerly New St or Chancellors Lane, it was built by the Knights Templars around 1160.
63	TQ 3090 8150	MLO8572	Lincolns Inn	INNS OF COURT	1066 AD to 2050 AD	Lincolns Inn stands on the west side of Chancery Lane. The society of Lincolns Inn moved to this site ca. 1422 occupying the town house of the Bishops of Chichester who had lived there since c. 1227.
64	TQ 3113 8146	MLO76744	45 Quality Court	QUARRY PIT	1300 AD to 1900 AD	Extensive brickearth quarry pits were found across the site backfilled with refuse.
65	TQ 3057 8170	MLO5713	Bloomsbury Way	ROAD	1485 AD to 1600 AD	Appears on Agas as an unnamed Road and on Rocque (1748) as Theobalds Row.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
66	TQ 3112 8169	MLO17816	Chapel St	CONDUIT, CONDUIT	1485 AD to 1900 AD	Built by at least 1432, probably built to supply Greyfriars system for the monastery. Of the same name as part of the Charterhouse Priory Conduit (GLHER Ref 080405), but probably a different conduit system.
67	TQ 30936 81839	MLO59307	Gray's Inn Road, Theobald's Road, Fulwood Place, WC1R 5ET	GARDEN	1501 AD to 2050 AD	In 1590 the gardens were first enclosed. The wall was completed in 1598 by Frances Bacon. The current garden remains from alterations made in the 18th Century.
68	TQ 3105 8157	MLO18053	Southampton Buildings	TEMPLE	1144 AD to 1155 AD	The Old Temple was the site of the first establishment of the Knights Templars in Britain. It was established as the base from which donations & recruits could be channelled to the order in Palestine.
69	TQ 3120 8160	MLO17836	High Holborn	FINDSPOT	1066 AD to 1539 AD	A thirteenth century unglazed jug.
70	TQ 3055 8150	MLO69171	Holborn Station	FINDSPOT	1066 AD to 1539 AD	A 15th century sword was found on the site of Holborn underground station.
71	TQ 3075 8140	MLO71765	Lincolns Inn Fields	FINDSPOT	1066 AD to 1539 AD	Double edged dagger with tip missing.
	TQ 3080 8140	MLO64073	Lincolns Inn Fields	FINDSPOT	1066 AD to 1539 AD	Sherds of medieval pottery were recovered from redeposited brickearth beneath modern debris.
Post Medieval						
72	TQ 3041 8140	MLO22219	Nos 27-29 Macklin Street	PIT	1066 AD to 1900 AD	An earlier layer of activity was truncated by post medieval pits and features, and there was much redeposited pottery dated to c. 1200AD
73	TQ 3117 8148	MLO76606	15-17 Furnival Street, 13 Took's Court, EC1	QUARRY PIT	1540 AD to 1700 AD	Post-medieval quarries penetrating Terrace Gravels.
74	TQ 3046 8209	MLO14673	Great Ormond St	HOSPITAL	1540 AD to 1900 AD	Formerly known as the hospital for sick children.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
75	TQ 3106 8198	MLO19227	Clerkenwell Road	BREWERY	1540 AD to 1900 AD	The Griffin' pub is now in the vicinity of where the brewery used to stand. It is possibly on the same site.
76	TQ 3121 8149	MLO21756	32 Furnival St EC4	BUILDING	1540 AD to 1900 AD	A building probably of early 19th century date was recorded prior to demolition. Comprised a cellar and 3 floors with timber floor frames, stud partition walls, and roof within a brick shell.
	TQ 3121 8149	MLO26561	32 Furnival St EC4	BUILDING, CELLAR	1540 AD to 1900 AD	Excavation and watching brief undertaken recorded brick foundations, walls and stone floor of c. 17th or 18th century cellars.
77	TQ 3103 8172	MLO28852	10 South Sq	CHAMBERS	1540 AD to 1900 AD	Building demolished c. 1970. A common room building and buttery extension to the hall was built by Raymond Erith 1971-2 on the site of this building.
78	TQ 3082 8151	MLO71968	27-28 Lincolns Inn Fields WC2	PIT	1540 AD to 1900 AD	Watching Brief undertaken recorded a number of post-medieval pits.
	TQ 3082 8151	MLO71969	27-28 Lincolns Inn Fields WC2	WELL	1540 AD to 1900 AD	Watching Brief undertaken recorded a post-medieval well.
	TQ 3082 8150	MLO71454	27-28 Lincolns Inn Fields WC2	GARDEN SOIL	1540 AD to 1900 AD	Watching Brief undertaken recorded post-medieval deposits though to be either garden soils associated with 18th c. development fronting Lincoln's Inn Fields or pit fills.
79	TQ 3100 8137	MLO53885	Christchurch	FLOOR, VAULT	1540 AD to 1900 AD	monitoring of landscape work revealed floor levels and two underlying brick vaults belonging to the post-great fire church.
80	TQ 3108 8138	MLO56630	24 Old Buildings	CHAMBERS	1540 AD to 1900 AD	Rebuilt c 1967 in similar style to nos 21-23. previously listed.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
81	TQ 3103 8143	MLO60001	The Chapel	DUMP	1540 AD to 1900 AD	A watching brief recorded various dump and demolition layers containing pottery dated to the 16th - 18th century.
	TQ 3103 8143	MLO60002	The Chapel	LINEAR FEATURE, PIT	1540 AD to 1900 AD	A watching brief recorded a medieval feature interpreted as a pit or linear feature.
	TQ 3103 8143	MLO60003	The Chapel	SURFACE	1540 AD to 1900 AD	A watching brief recorded a post-medieval surface composed of crushed brick or tile.
82	TQ 3120 8160	MLO63078	34-37 Brooke St, Gray's Inn Rd	PIT	1540 AD to 1900 AD	Observation exercise recorded traces of two pits of probable 16th century date
83	TQ 3080 8130	MLO63090	78-87 Chancery Lane (Chichester Rents)	RUBBISH PIT	1540 AD to 1900 AD	A watching brief recorded evidence of probable post-medieval refuse pits and a soil layer of uncertain character.
84	TQ 3118 8162	MLO63099	142 Holborn Bars	RUBBISH LAYER	1540 AD to 1900 AD	Excavation undertaken revealed mainly backfilling of demolition debris and redeposited post-medieval refuse.
85	TQ 3110 8200	MLO63101	Laystall St, EC1	GARDEN	1540 AD to 1900 AD	A watching brief recorded extensive tips of 16th-17th century garden soil.
86	TQ 3117 8142	MLO64618	14 Cursitor St EC4	WELL	1540 AD to 1900 AD	Archaeological Evaluation recorded a post-medieval well cut through a quarry pit of unknown date.
	TQ 3117 8142	MLO72944	14 Cursitor St EC4	CESS PIT	1540 AD to 1900 AD	Watching brief undertaken recorded post-medieval cess pits.
	TQ 3117 8142	MLO72945	14 Cursitor St EC4	SURFACE	1540 AD to 1900 AD	Watching brief undertaken recorded a probable external surface dating to the post-medieval period.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
87	TQ 3121 8154	MLO65631	40-41 Furnival St	BUILDING	1540 AD to 1900 AD	Excavation uncovered the remains of the basement, ground floor, and three upper storeys of a late 17th century L-shaped building.
	TQ 3121 8154	MLO65632	40-41 Furnival St	VAULT	1540 AD to 1900 AD	Excavation uncovered three brick vaults with fragments of brick flooring in the basement of a 17th century house.
	TQ 3121 8154	MLO65634	40-41 Furnival St	WELL	1540 AD to 1900 AD	Excavation uncovered a brick-lined well contemporary with and to the north of a 17th century building.
	TQ 3121 8154	MLO65635	40-41 Furnival St	CESS PIT	1540 AD to 1900 AD	Excavation uncovered the remains of a brick-lined cess pit contemporary with and to the north of a 17th century building.
88	TQ 3046 8130	MLO68057	Nos 42-48 Monmouth Street WC2	DUMP, DEPOSIT	1540 AD to 1900 AD	Watching brief undertaken recorded dumps of mid 17th century-mid 18th century date as well as 18th century-19th century deposits.
89	TQ 3065 8185	MLO72240	Lacon House	QUARRY	1540 AD to 1900 AD	An evaluation reported a late 17th century backfilled gravel pit.
	TQ 3065 8185	MLO72241	Lacon House	PIT	1540 AD to 1900 AD	An evaluation recorded evidence of 18th century pitting.
	TQ 3065 8185	MLO72242	Lacon House	DRAIN	1540 AD to 1900 AD	An evaluation recorded 18th century brick drains.
	TQ 3065 8185	MLO72243	Lacon House	BUILDING	1540 AD to 1900 AD	An evaluation uncovered shallow 18th century brick foundations and 19th century foundations.
90	TQ 3055 8133	MLO73922	66-68 Great Queen St	DITCH	1540 AD to 1900 AD	Archaeological excavation uncovered post-medieval ditches slightly to the east of the Saxon ditch.
	TQ 3055 8133	MLO73923	66-68 Great Queen St	PIT	1540 AD to 1900 AD	Archaeological excavation recorded several medieval pits.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
91	TQ 3103 8143	MLO58971	Lincolns Inn	INHUMATION	1540 AD to 1900 AD	A watching brief was undertaken to ensure the burials in the chapel undercroft were not disturbed, but one was disturbed below a ledger stone date 1777.
	TQ 3080 8140	MLO64067	Lincolns Inn Fields	DEMOLITION LAYER	1540 AD to 1900 AD	An observation noted building rubble beneath garden soil. This overlay brick footings. Three clay pipe bowls suggest that the demolition occurred in the late 17th century.
	TQ 30733 81352	MLO78392	Lincoln's Inn Field	RUBBISH PIT	1601 AD to 1700 AD	A watching brief recorded a large 17th century rubbish pit.
	TQ 3077 8139	MLO59411	Lincoln's Inn Field	PUBLIC SQUARE	1894 AD to 2050 AD	Public square of 17th century origin, with 19th century development.
92	TQ 3036 8142	MLO74073	Holborn Town Hall	SURFACE	1540 AD to 1900 AD	An evaluation recorded a layer of gravel lying on top of an agricultural soil.
	TQ 3036 8142	MLO74074	Holborn Town Hall	DUMP	1540 AD to 1900 AD	An evaluation recorded several post-medieval dump layers overlying an external surface.
	TQ 3036 8142	MLO74075	Holborn Town Hall	CELLAR	1540 AD to 1900 AD	An evaluation uncovered a cellar wall, thought to be of 17th century date. It presumably belonged to one of the buildings shown on 17th century maps fronting onto Cole Yard (now Stukeley St).
	TQ 3036 8142	MLO74076	Holborn Town Hall	PIT, CESS PIT	1540 AD to 1900 AD	An evaluation uncovered a pit containing 17th century materials and a brick-lined cesspit.
	TQ 30356 81416	MLO76568	Holborn Town Hall	GARDEN SOIL, DITCH, POST HOLE, LINEAR FEATURE	1540 AD to 1900 AD	A watching brief revealed three features which were sealed by garden soils. They are likely to be horticultural.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 30356 81416	MLO76564	Holborn Town Hall	CESS PIT, RUBBISH PIT	1550 AD to 2000 AD	A brick-lined cesspit was recorded on the north side of the evaluation trench and may have been associated in a backyard or garden. Two domestic rubbish pits were also found, the material in their fill dated to the mid 17th c and 1550-1700.
	TQ 30356 81416	MLO76566	Holborn Town Hall	WELL	1600 AD to 1700 AD	The brick lining for a well (1.34m diameter) was found in the main excavation. The backfill of the well contained pottery and glass dated 1630-1700.
	TQ 30356 81416	MLO76562	Holborn Town Hall	CELLAR	1600 AD to 1850 AD	A cellar wall of a building probably dating to the 17th century was found. Early maps suggest that this would have been part of a building fronting on to The Cole Yard.
93	TQ 3038 8142	MLO75184	Holborn Town Hall, Site C	WELL	1540 AD to 1900 AD	A watching brief recorded a post-medieval brick well.
	TQ 3039 8142	MLO68159	Holborn Town Hall, Site C	DUMP	1540 AD to 1900 AD	An evaluation uncovered early post-medieval dump deposits containing glassworking waste. Subsequent dumps revealed evidence of iron and copper working.
	TQ 3039 8142	MLO68161	Holborn Town Hall, Site C	CESS PIT	1540 AD to 1900 AD	An evaluation noted occasional post-medieval cess pits.
	TQ 3039 8142	MLO68162	Holborn Town Hall, Site C	CELLAR	1540 AD to 1900 AD	An evaluation uncovered two post-medieval brick-built cellars. Associated pottery suggested that the earliest of these may have been demolished and backfilled by 1750.
94	TQ 3045 8145	MLO75124	Aviation House	DUMP	1540 AD to 1900 AD	A watching brief recorded a sequence of dumped deposits dating from AD 1612-1650.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 3045 8145	MLO75126	Aviation House	Foundation, PRIVY HOUSE, SEWER	1540 AD to 1900 AD	A watching brief recorded a barrel-vaulted brick sewer cut into post-medieval dumps.
	TQ 3045 8145	MLO73560	Aviation House	GARDEN SOIL	1540 AD to 1900 AD	A watching brief recorded post-medieval garden soils.
	TQ 3045 8145	MLO73562	Aviation House	CESS PIT	1540 AD to 1900 AD	A watching brief recorded a single late 17th century cess pit.
95	TQ 3113 8145	MLO76652	The Former Patent Office	DUMP, WALL	1540 AD to 1900 AD	Excavation revealed a series of dumps and pits dating from the early post-medieval period.
	TQ 3113 8145	MLO76739	The Former Patent Office	QUARRY PIT	1650 AD to 1700 AD	Extensive mid-late 17th century brickearth and gravel quarries were recorded which are thought to have destroyed earlier Roman or Saxon deposits. They may mark the reconstruction of the city following the Great Fire.
	TQ 3113 8145	MLO76743	The Former Patent Office	FOUNDATION	1800 AD to 1900 AD	Throughout the central area of the site were brick foundations of the 19th century Great Seal Patent Office as seen on the OS map of 1873.
96	TQ 3085 8126	MLO9673	Portugal St	THEATRE	1540 AD to 1900 AD	Site of theatre opened by Sir William D'Avenant in a converted tennis court, first London theatre to have a proscenium arch and moveable scenery. Refitted in 1714 by John Rich. Demolished to make way for extension to Museum of the Royal College of Surgeons.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
97	TQ 30988 81328	MLO77448	Water Feature, New Square Gardens, Lincoln's Inn, WC2	DUMP LAYER, BUILDING RUBBLE, GRAVEL PATH, GARDEN SOIL, BRICKEARTH QUARRY	1540 AD to 1900 AD	The layers observed consisted of post medieval garden soils and domestic rubbish dumps. The domestic rubbish is thought to fill brickearth quarries and may have been reworked a number of times throughout history.
98	TQ 30942 81417	MLO103802	Lincoln's Inn Fields / Chancery Lane / Carey Street, Camden, WC2A 3TL	WATER PUMP, GARDEN, FOUNTAIN, SUNDIAL, RAILINGS, GATE, FENCE, FOUNTAIN, FOUNTAIN	1540 AD to 2050 AD	The first formal gardens were created from 1488-1600 and were supervised by James Dalton. The gardens currently consist of 6 gardens: the North Lawn, Benchers' Lawn, New Square, Gatehouse Court, Kitchen Garden and Stone Buildings.
99	TQ 3082 8121	MLO69909	Portugal St ('Green Grounds' Burial Ground), Strand, Westminster, WC1A	CEMETERY	1593 AD to 1853 AD	Founded in the late 16th century, this site was known for its extreme density of internments and its use by body snatchers. It was covered by King's College Hospital in 1853.
100	TQ 3054 8140	MLO75731	60 Parker Street, Holborn	WALL	1600 AD to 1700 AD	A section of seventeenth century N-S brick wall constructed from red unfrogged bricks was found.
	TQ 3054 8140	MLO76553	60 Parker Street, Holborn	WELL	1600 AD to 1700 AD	A 17th c. brick lined well. It is constructed of similar bricks (and probably contemporary with) a wall also found on the site.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
	TQ 3054 8140	MLO76556	60 Parker Street, Holborn	FOUNDATION	1700 AD to 2000 AD	Several wall foundations recorded above probable 17th c features. The bricks date to the 18th- early 19th century, presumably representing redevelopment of the site at this time. Further redevelopment of the site is evident in the later 19th century, as represented by several wall foundations built onto the earlier ones.
101	TQ 31058 81426	MLO78391	No 15 Old Square, Lincolns' Inn, WC2	FIREPLACE, PIT	1601 AD to 1700 AD	The fragmented remains of a fireplace or small furnace were recorded within the largest basement room and recorded in association with two small circular pits filled with ash. It has been suggested that they were waste pits possibly associated with a larger building or workshop. Occasional finds of pottery and clay tobacco pipe suggest that the remains dated to the 17th century.
102	TQ 3033 8167	MLO59220	Bloomsbury Square, WC1	SQUARE	1601 AD to 2050 AD	Public square, laid out 17th century, redesigned early 19th century, and again later 20th century.
103	TQ 30610 81706	MLO102720	Red Lion Square, Camden	PUBLIC SQUARE	1698 AD to 2050 AD	Red Lion Square was laid out from the late 17th century as a speculative venture by Dr Nicholas Barbon and derives its name from the Red Lion Inn in Holborn.
104	TQ 30357 81989	MLO102717	Queen Square, Holborn, WC1	PUBLIC SQUARE	1708 AD to 2050 AD	Long rectangular area surrounded by a sparse privet hedge. Laid out in 1716 as an ornamental garden with lawns, flower beds and trees. Amenity to premises overlooking the enclosure including several hospitals.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
105	TQ 3097 8205	MLO107083	Gray's Inn Road, Holborn, WC1	WORKHOUSE, HOSTEL	1730 AD to 1929 AD	The first historical reference that suggested a workhouse within Holborn had been set up was in the 1730 early workhouse directory 'An Account of Several Workhouses'. In 1902, the Gray's Inn Road Workhouse was transformed and labelled as a casual ward or Hostel
106	TQ 30832 81549	MLO103542	Nos 278-282 High Holborn, WC1	CESS PIT	1801 AD to 1900 AD	A 19th century cess pit was located during a watching brief at Chichester House.
107	TQ 30419 81339	MLO103556	Nos 25-37 Parker Street, Camden	LODGING HOUSE, PAVILION	1893 AD to 2050 AD	Parker Street House is a 19th century Municipal Lodging House for Men. The building has been altered and extended in the 20th century.
108	TQ 3103 8167	MLO31834	14 South Sq	FINDSPOT, FINDSPOT	1540 AD to 1900 AD	Excavation by HJM Green in 1968 (?) recorded 17-18th c. pottery associated with Grays Inn.
Modern						
109	TQ 31035 81751	MLO103787	Gray's Inn, Camden, WC1	GARDEN	1931 AD to 2050 AD	Gray's Inn Square was laid out 1930-31. South Square has a statue of Francis Bacon by Frederick W Pomeroy dating to 1912.
110	TQ 30892 82057	MLO103793	Northington Street, Bloomsbury, Camden	ENAMEL WORKS, METAL WORKS	1935 AD to 2000 AD	A 1930's building which formerly housed a metal workshop with an enamelling works on the top floor.
111	TQ 3105 8175	MLO72350	31 Kingsway Exchange	AIR RAID SHELTER	1939 AD to 1945 AD	World War Two air raid shelter.
112	TQ 3110 8150	MLO72351	39 Kingsway Exchange	AIR RAID SHELTER	1939 AD to 1945 AD	World War Two air raid shelter.
113	TQ 3110 8170	MLO72352	Snow Hill	AIR RAID SHELTER	1939 AD to 1945 AD	World War Two air raid shelter.
114	TQ 3030 8146	MLO107812	No 1 New Oxford Street	OFFICE, ORIEL WINDOW, SHOP	1939 AD to 2050 AD	Commonwealth House is a block of offices and shops built in 1939.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
115	TQ 30829 81928	MLO89419	Nos 32-38 Theobalds Road (Hoborn Library)	BALCONY, COLUMN, LIBRARY, MAZZANINE, PILOTI	1960 AD to 2050 AD	Holborn Library was opened in 1960, and built by Holborn Borough Council Architects' Department under the Borough Architect Sydney A G Cook. The building has minor later alterations.
Listed Buildings						
116	TQ 30655 81687	DLO15298	14-17 Red Lion Square	TERRACE, TERRACED HOUSE, RAILINGS	17th-18th century	Grade II listed 17th-18th century terraced houses and attached railings.
117	TQ 30888 81692	DLO15254	33-36 Bedford Row	TERRACE, TERRACED HOUSE, RAILINGS, HOUSE	17th-18th century	Grade II listed terraced houses and attached railings.
118	TQ 30808 81720	DLO15255	42-43 Bedford Row	TERRACED HOUSE, RAILINGS, HOUSE	17th-18th century	Grade II listed terraced houses and attached railings.
119	TQ 30698 81805	DLO15300	45-46 Red Lion Street	TERRACED HOUSE, HOUSE, RESTAURANT	18th century	Grade II listed pair of terraced houses with ground floors now converted to a restaurant. Mid 18th c.
120	TQ 30701 81791	DLO15301	50 Red Lion Street	TERRACED HOUSE, SHOP	18th century	Grade II listed terraced House. Mid 18th c.
121	TQ 30840 81763	DLO15262	8-13 Bedford Row	TERRACED HOUSE, TERRACE, RAILINGS, HOUSE	18th century	Grade II listed terraced houses and attached railings.
122	TQ 30820 81809	DLO15261	14 Bedford Row	HOUSE, RAILING	18th century	Grade II listed 18th century house and external railings. Rebuilt facsimile after wartime bombing, now commercial premises.
123	TQ 30812 81831	DLO15251	17 Bedford Row	TERRACE HOUSE, RAILING	18th century	Grade II listed 18th century house and external railings. Now office premises.
124	TQ 30848 81746	DLO15260	1-7 Bedford Row	TERRACED HOUSE, RAILINGS, LAMP BRACKET, TERRACE	18th century	Grade II listed terraced houses and attached railings.

Map Ref	NGR	HER no	Name	Monument Types	Date Range	Description
125	TQ 30852 81660	DLO15256	46, 47, 47A, and 48 Bedford Row	TERRACE, TERRACED HOUSE, RAILINGS, HOUSE	18th century	Grade II listed terraced houses and attached railings.
126	TQ 30779 81805	DLO15253	29-32 Bedford Row	TERRACE, TERRACED HOUSE, RAILINGS, HOUSE	18th-19th century	Grade II listed terraced houses and attached railings.
127	TQ 30814 81824	DLO15263	15-16 Bedford Row	HOUSE, RAILING, HOUSE	18th-19th century	Grade II* listed terrace houses and attached railings.
128	TQ 30871 81704	DLO15257	1 Bedford Row	WATER PUMP, CANNON BOLLARD, CANNON BOLLARD	19th century	Grade II listed. Cast Iron Pump and 3 Cannon Bollards opposite Brownlow Street.
129	TQ 30652 81777	DLO35094	25 Red Lion Square, Camden	HALL, LIBRARY	20th century	Grade II listed Hall with library. 1929 by Frederick Herbert Mansford incorporating a mid-late Victorian terrace on Theobalds Road.
130	TQ 30831 81706	DLO15449	44 Bedford Row	TELEPHONE KIOSK	20th century	Grade II listed K6 Telephone Kiosk outside number 44 Bedford Row.
131	TQ 30616 81665	DLO15299	Summit House, Red Lion Square, Camden	COMMERCIAL OFFICE, METAL FRAMED BUILDING, RAILINGS, BOUNDARY WALL	20th century	Summit House. Grade II listed office block and subsidiary features.

APPENDIX 2: PLATES

Plate 1: View of study site, looking north east, at junction of Red Lion Street and Sandland Street



Plate 2: exterior of study site along Red Lion Street, looking north east



Plate 3: Entrance to Three Cups Yard, looking north



Plate 4: Gate at rear of Three Cups Yard, looking north towards residences



Plate 5: View towards rear courtyard, currently parking area, looking north

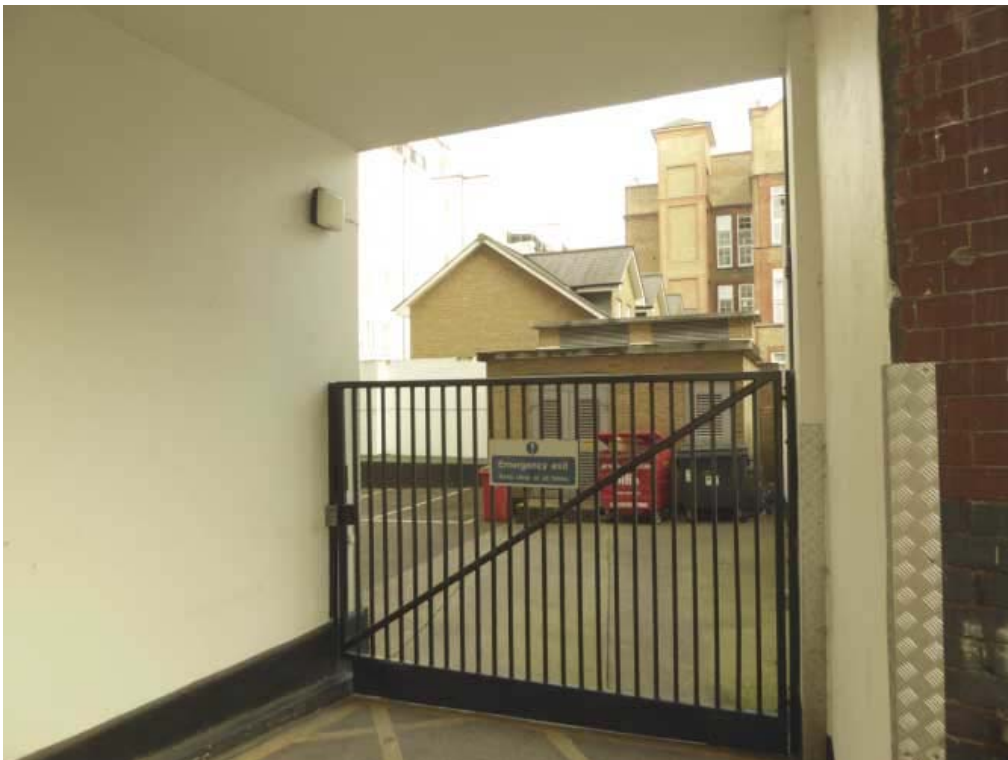


Plate 6: view of rear exterior and external courtyard of study site, looking north west



Plate 7: rear of study site and electricity substation, looking north

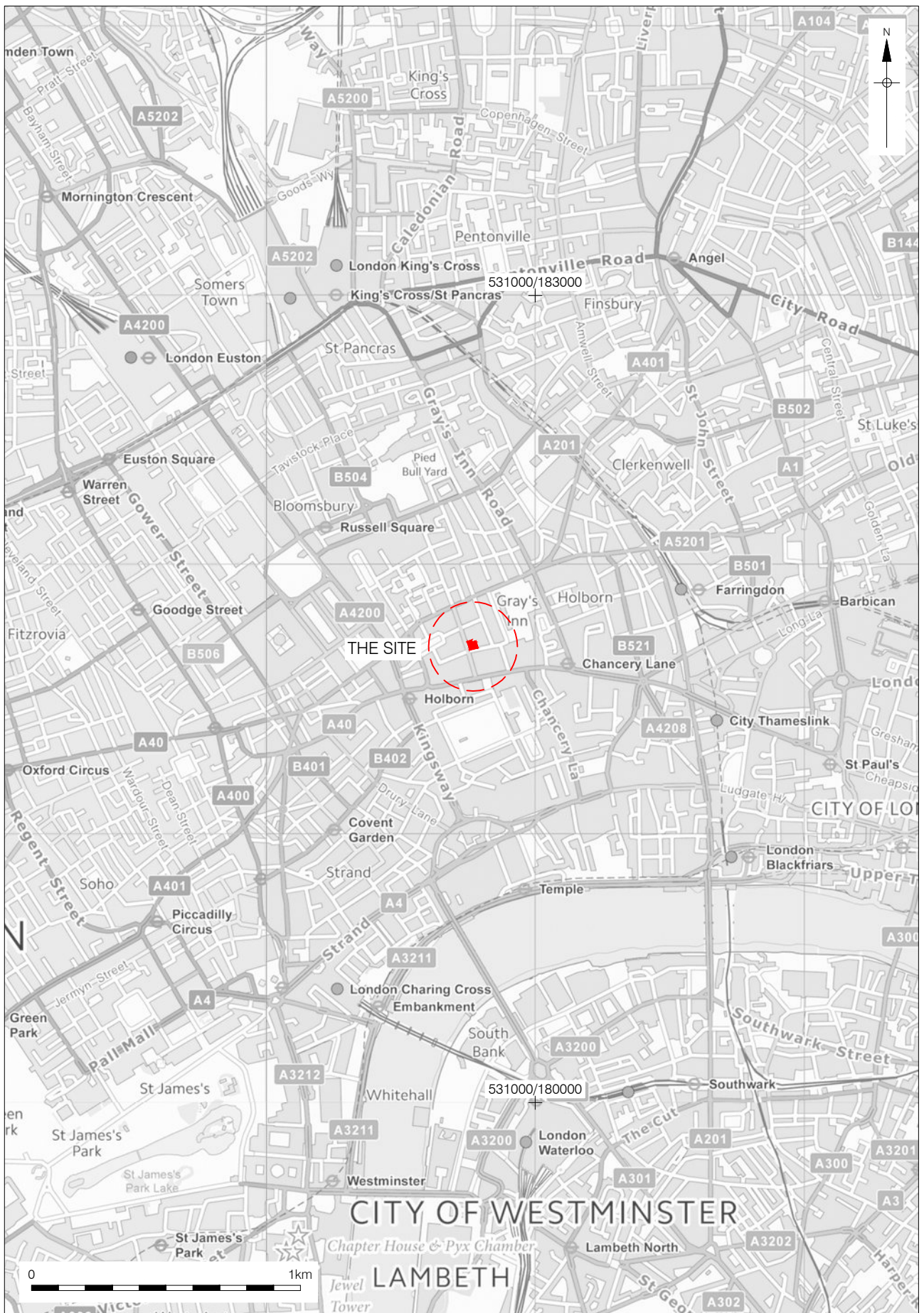


Plate 8: Bomb damage in Greys Inn Passage, looking east from Red Lion Street (Camden Local Studies and Archive LP 2681)



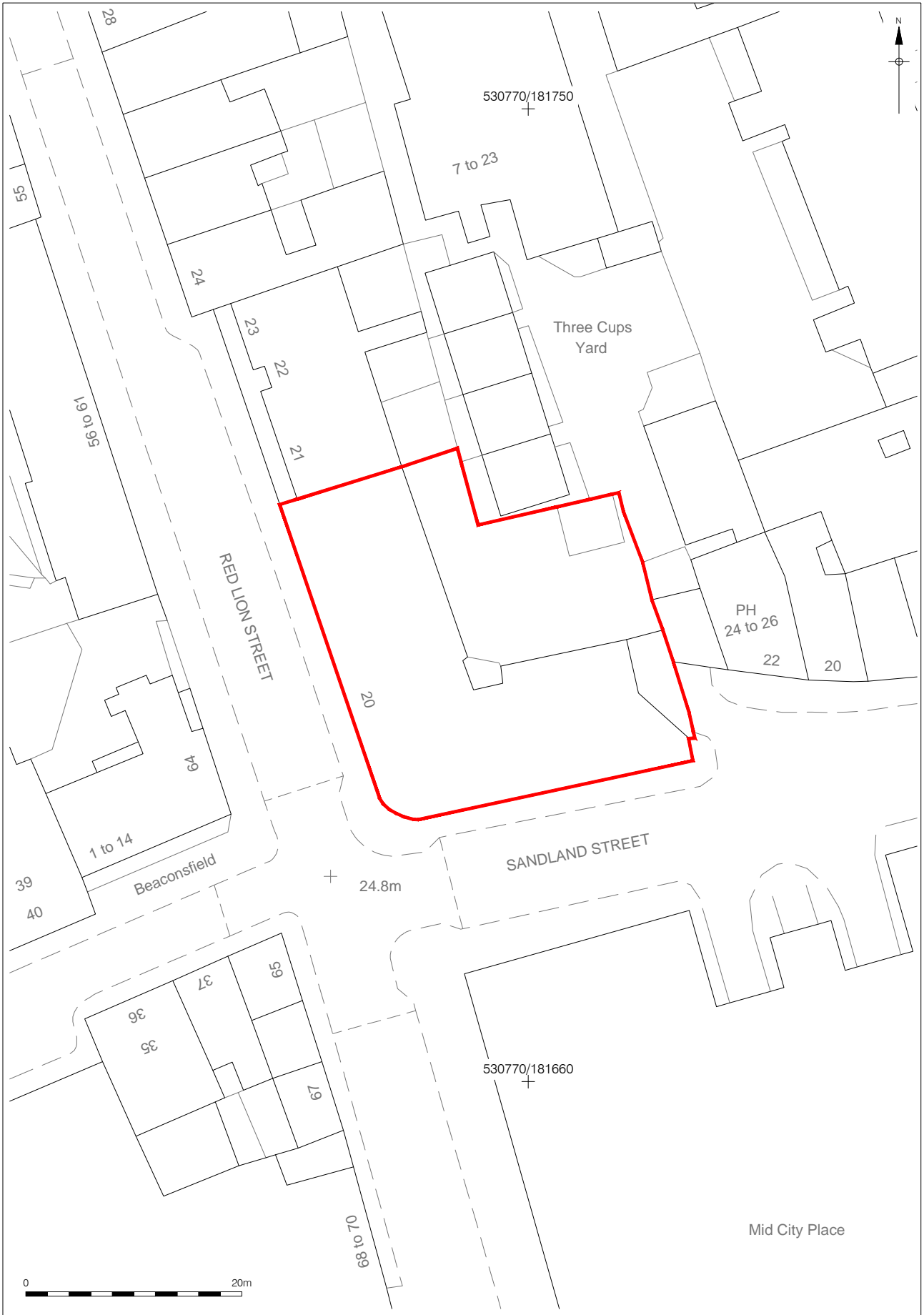
FIGURES

Figure 1: Site Location



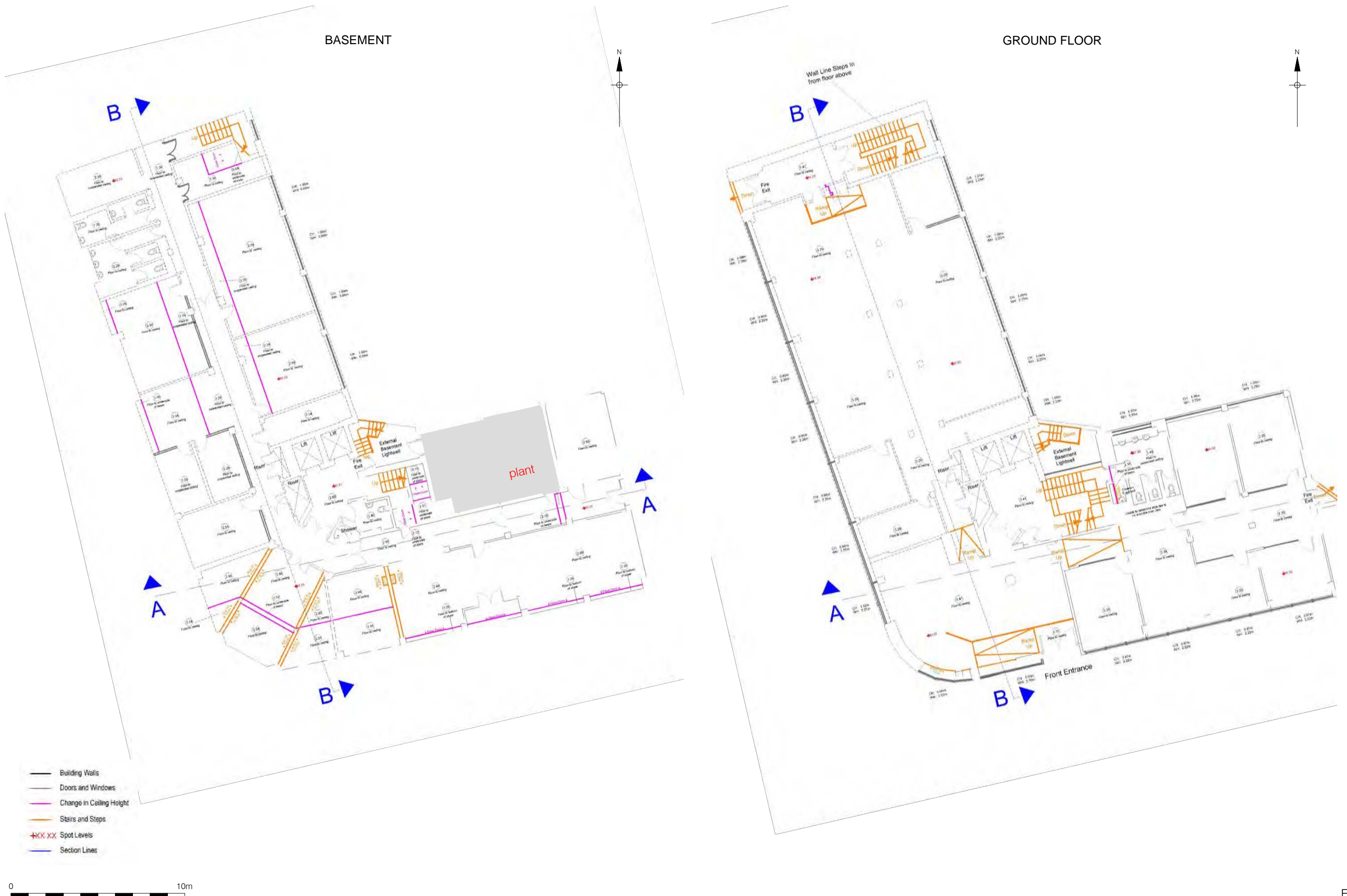
Contains Ordnance Survey data © Crown copyright and database right 2016
 © Pre-Construct Archaeology Ltd 2016
 14/09/16 MR

Figure 1
 Site Location
 1:20,000 at A4



© Crown copyright 2016. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2016
 14/09/16 MR

Figure 2
 Detailed Site Location
 1:500 at A4



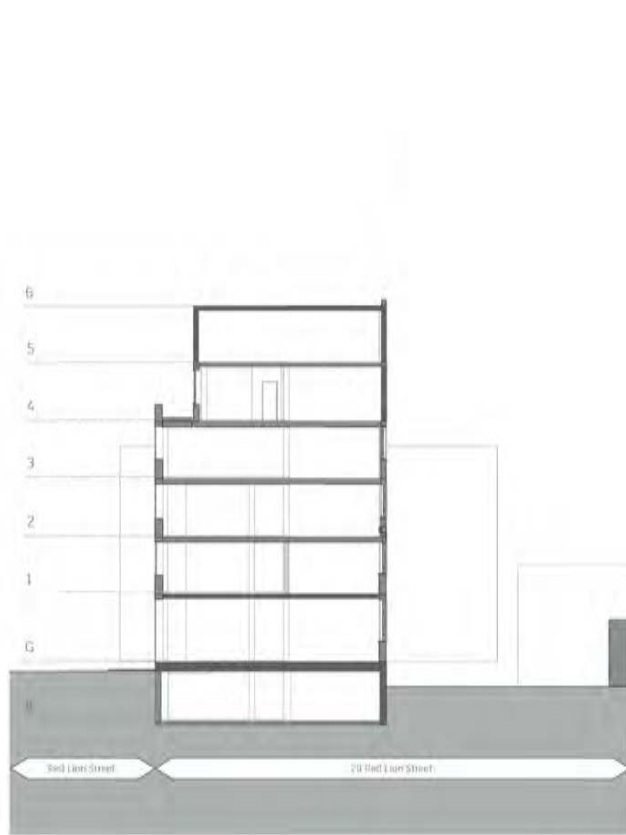
0 10m

West

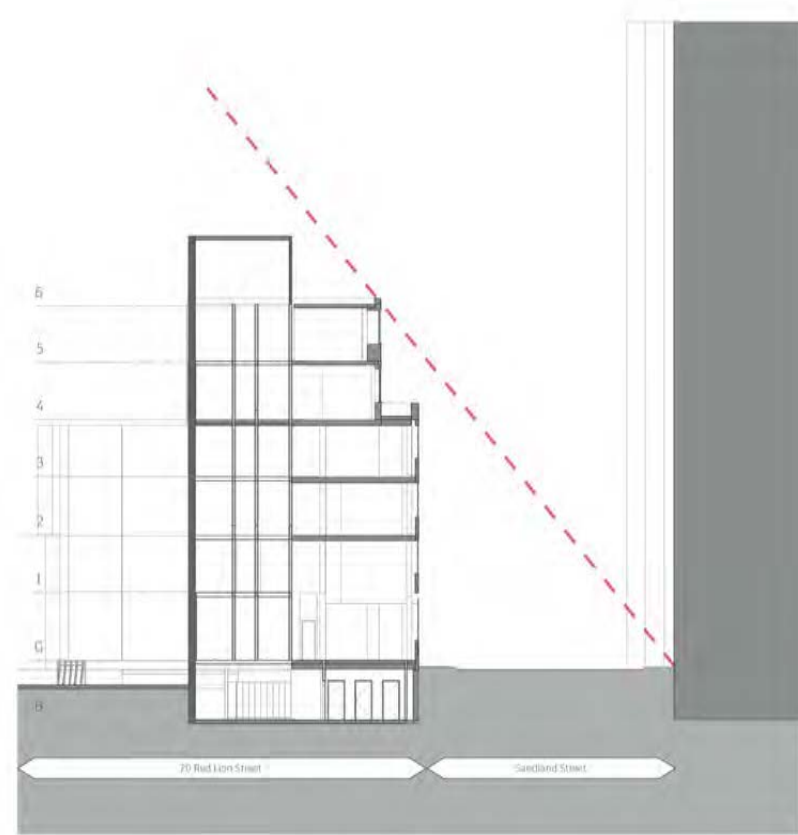
East

North

South



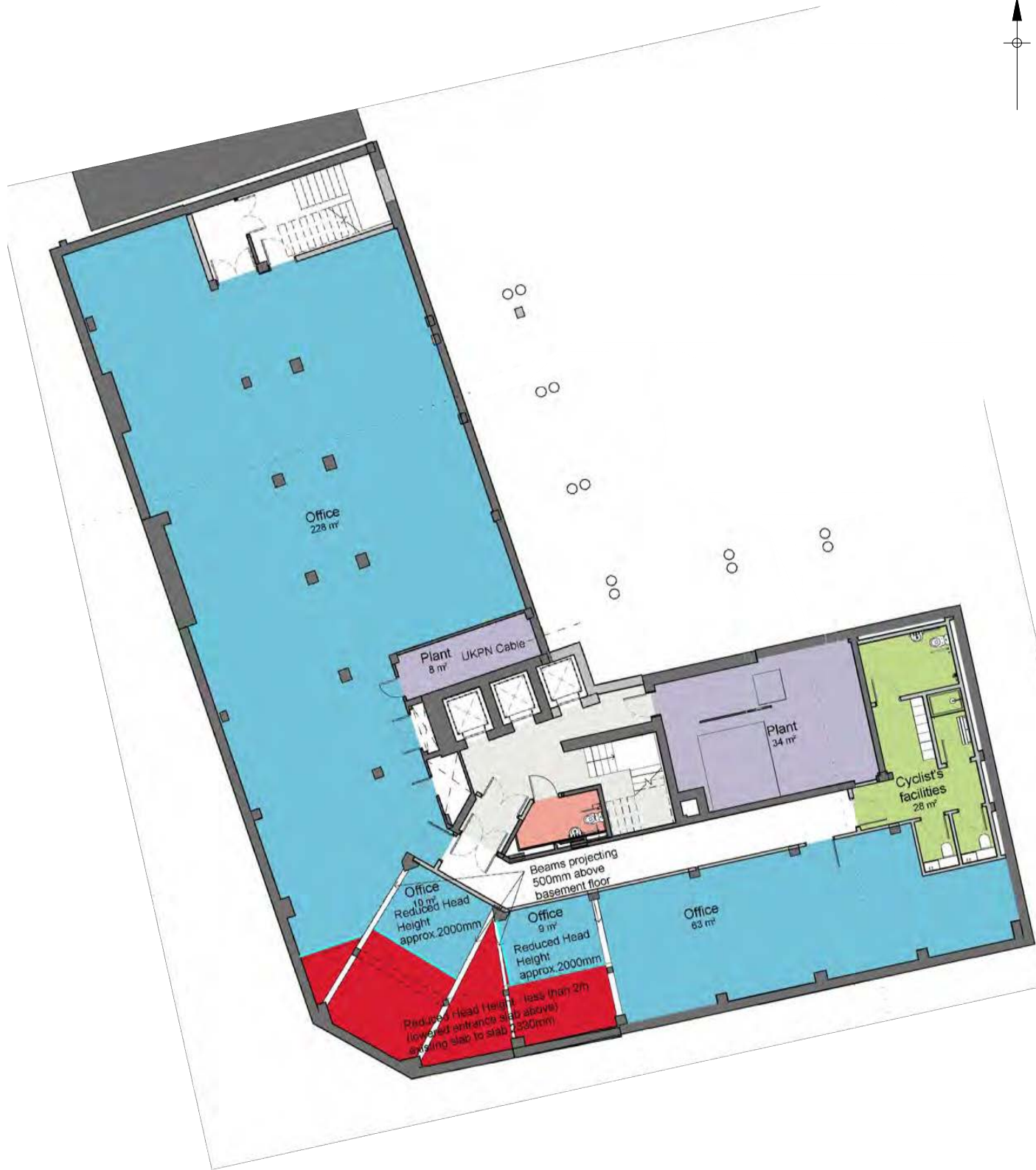
Section Across Red Lion Street



Section Across Sandland Street



BASEMENT



GROUND FLOOR



Figure 5
Proposed Basement and Ground Floor Plans
1:200 at A3

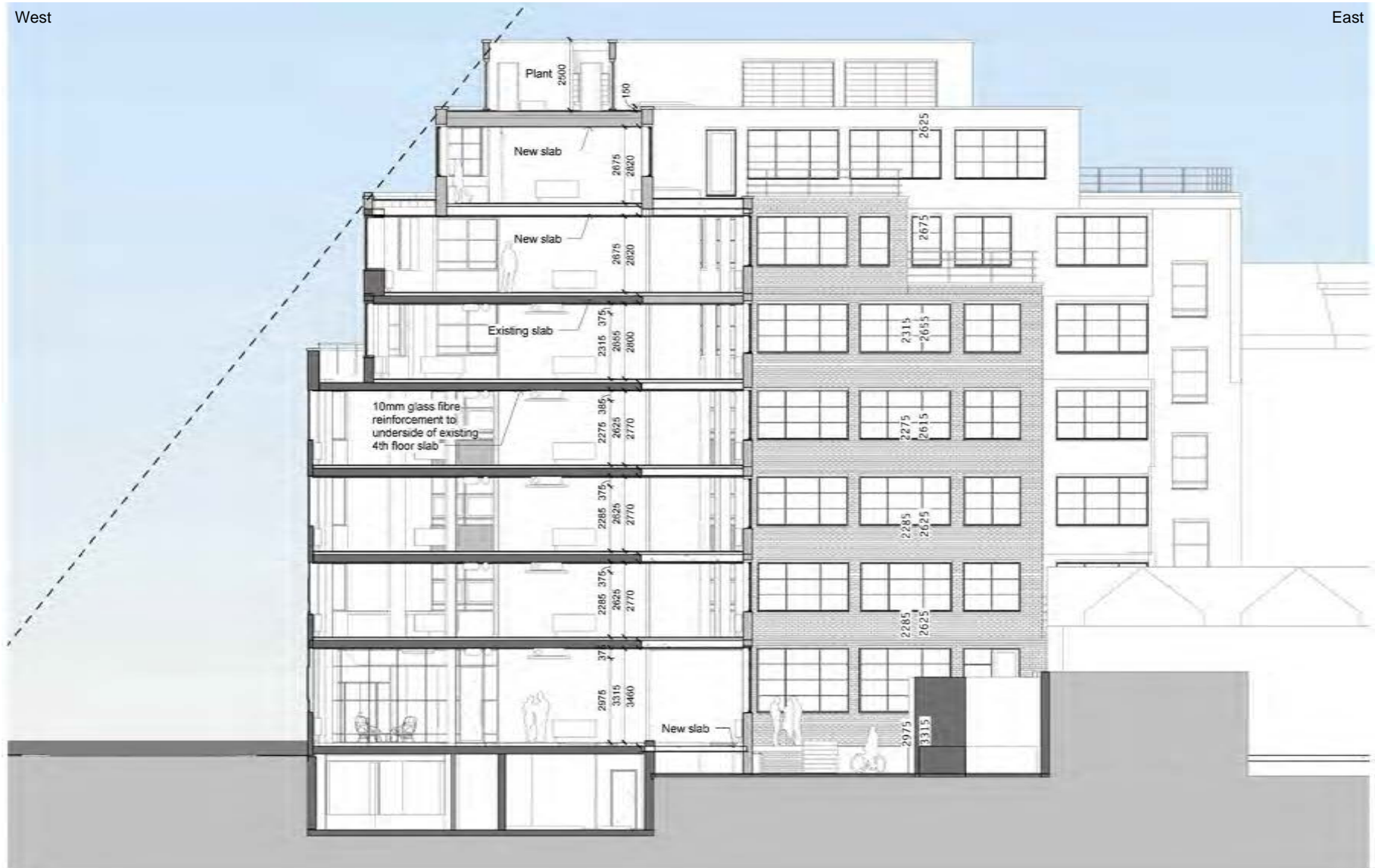


Figure 6
Section through the Proposed Development
1:200 at A4



Notes

1. 350mm Mini piles to be used under proposed new columns.
2. Pile cap Depth = 800mm
3. Maximum assumed excavation for pilecap installation would be 1210 mm from top of made ground. This allows for a 300mm overdig.
4. No allowance has been made for services

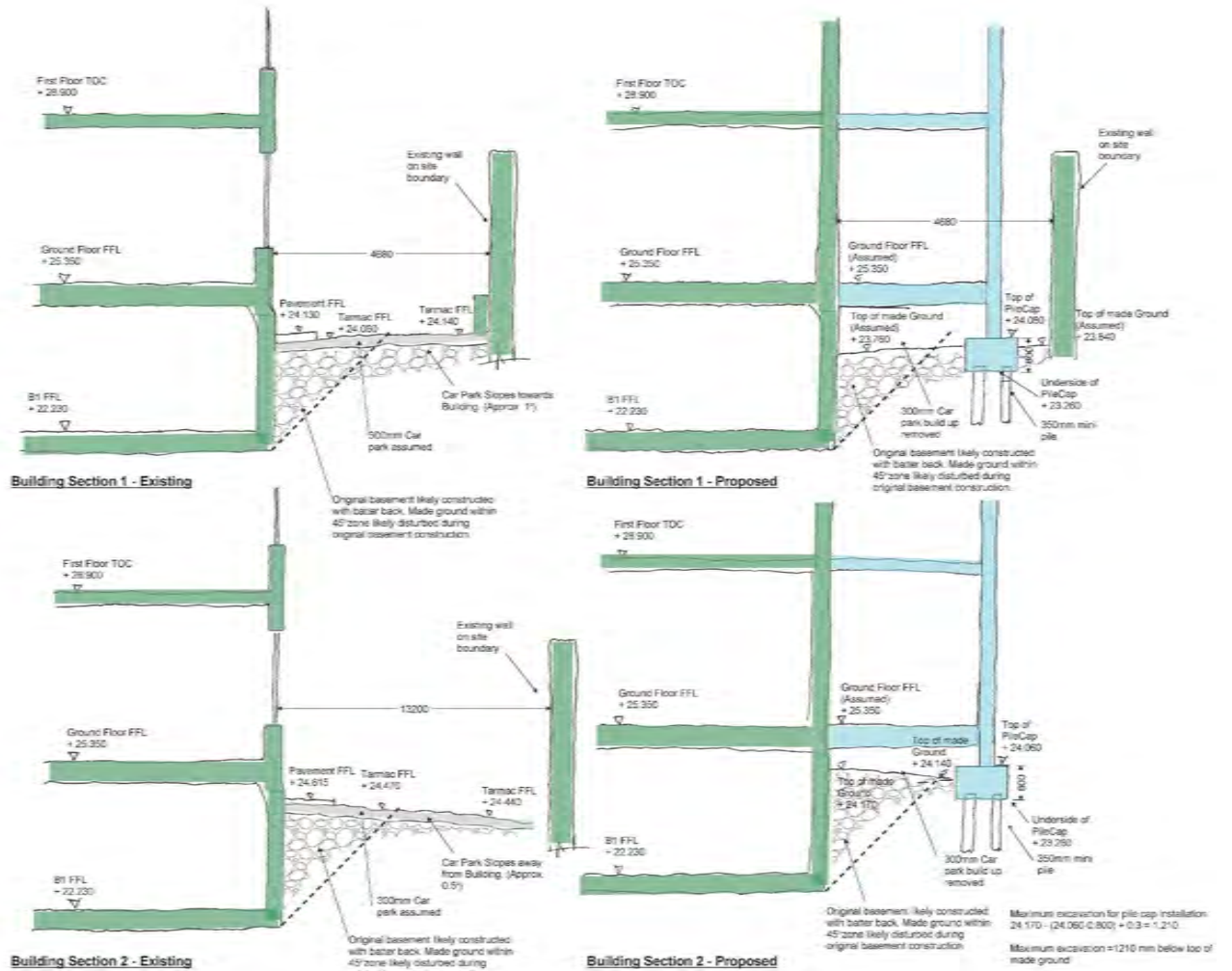
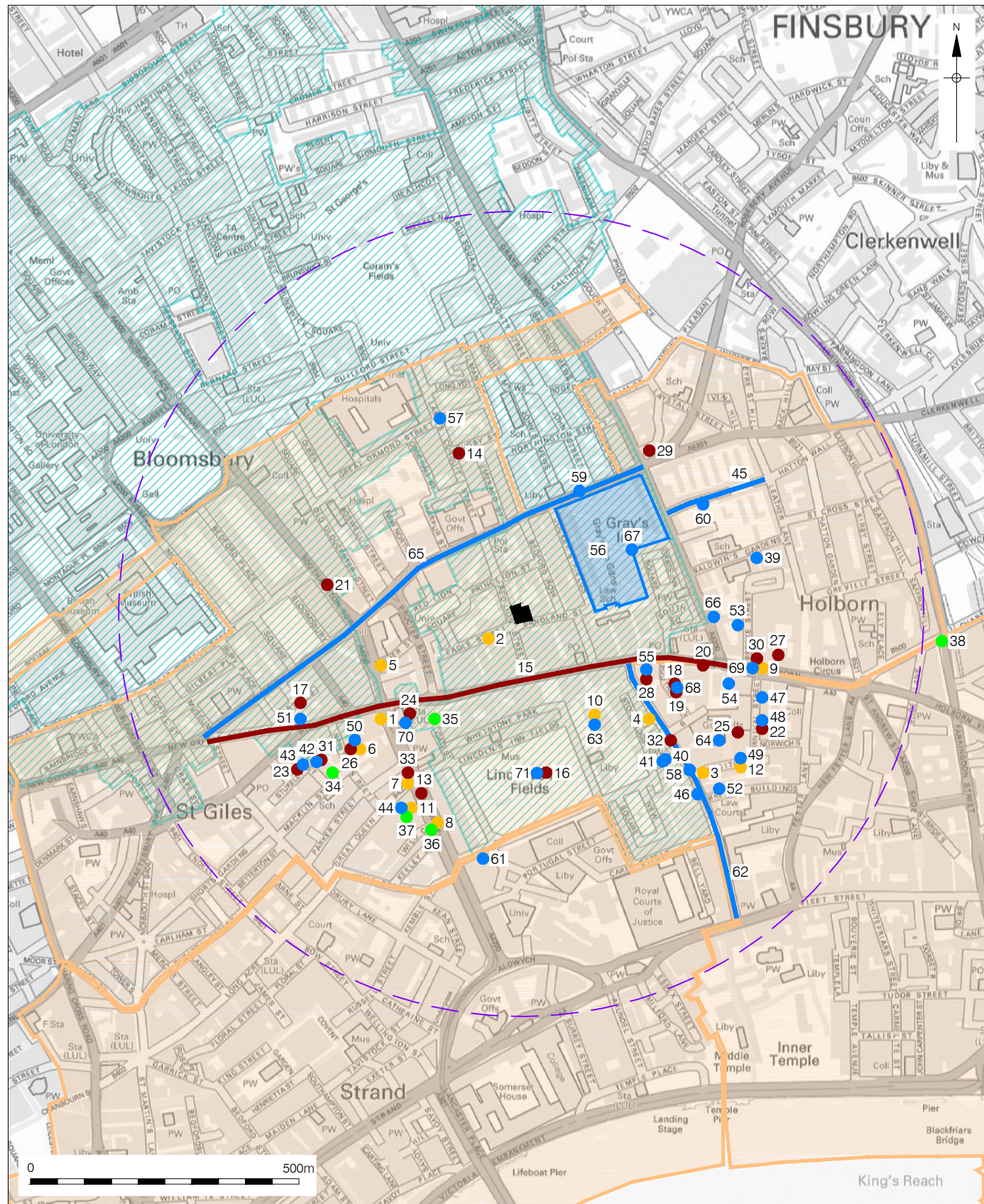
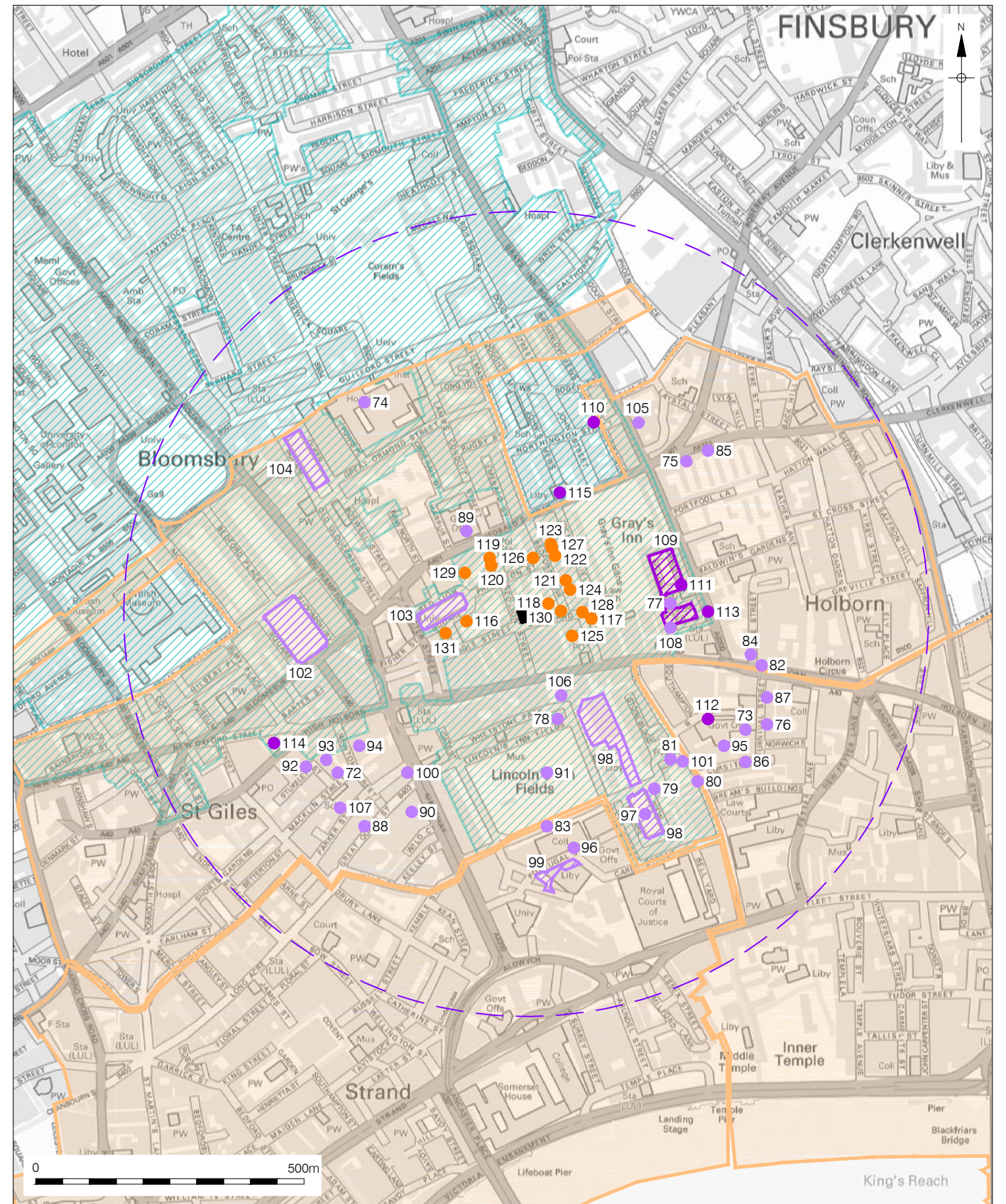


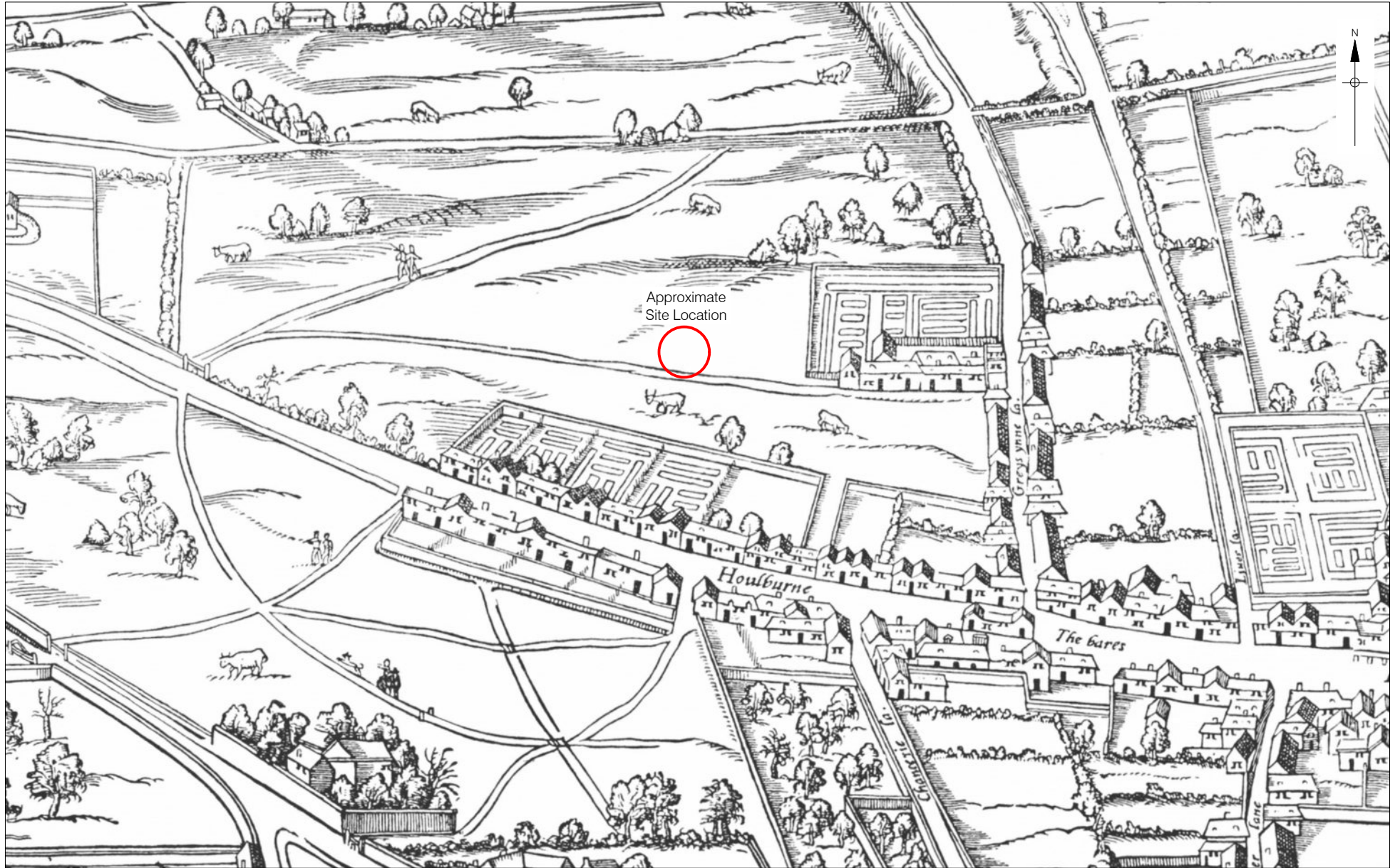
Figure 7
Detailed Existing and Proposed Sections
(not to scale)



- Prehistoric (1-12)
- Roman (13-33)
- Early Medieval (34-38)
- Medieval (39-71)
- ▭ Archaeological Priority Area
- ▨ Conservation Areas
- 750m search radius



- Post-Medieval (72-108)
- Modern (109-115)
- Listed Buildings (116-131)
- ▭ Archaeological Priority Area
- ▨ Conservation Areas
- 750m search radius



© Pre-Construct Archaeology Ltd 2016
14/09/16 MR

Figure 9
Agas map, 1560's
(not to scale)