



## **72–80 Leather Lane London EC1N**

London Borough of Camden

Historic environment assessment

October 2016



**72–80 Leather Lane  
London EC1N**

## **Historic environment assessment**

NGR 531250 181944

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

# Executive summary

Hatton Garden Properties Ltd. has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 72–80 Leather Lane in the London Borough of Camden. The scheme comprises refurbishment of the existing late 19th century buildings (two connected buildings), including replacement of the existing roof and infilling of the lightwells. The below ground works comprise the deepening of a lightwell within the external stair in the basement at the rear of the building, which would entail excavation of approximately 4.0m by 2.0m area to a depth of 1.5m, from the level of the western 'basement' (this is only 1.0m deep and is effectively a lower ground floor) to the level of the shallow (2.0m deep) eastern basement. The underpinning of short sections of two walls (one a party wall) is also proposed in the north of the site.

The site is in the London Suburbs archaeological priority area (APA), which defines an area of post medieval suburban expansion north of the city. The site also lies in within the Hatton Garden Conservation Area. The building is not listed but lies directly adjacent to the Grade II listed mid 19th century Clock House public house.

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

- **Post-medieval remains.** The site has a high potential to contain remains related to the development of the site from the late 17th century onwards. Structural remains or earlier cellars may survive beneath the existing building, of low heritage significance. There is moderate potential for remains of the late 16th century boundary wall of the extensive Hatton Garden, which was attached to Hatton House, built by Sir Christopher Hatton, Queen Elizabeth I's Chancellor, 225m to the south-east of the site. Buried remains of the garden wall would be of medium significance; associated landscaped garden features would be of low significance.
- **Roman remains.** The site lies 35m south of the projected route of the Silchester to Colchester Roman road (a major road north of the Roman city which lay 900m south-east of the site); there is a low to moderate potential for evidence relating to the road, its use, and for evidence of roadside activity, of medium or high significance, depending on the nature and extent of the remains. Evidence of roadside quarrying would be of low significance.

The site was located some distance from the known centres of Saxon and medieval settlement and probably still lay within open fields at this time. The potential for prehistoric remains is uncertain, but estimated be low as there are no known finds or sites within the vicinity.

The existing shallow basements are not deep enough to have cut into the underlying Gravels, which are predicted to lie around 1.0m below the basement formation level in western half of the site and 2.0m below the formation level in the eastern half of the site. Archaeological survival is consequently considered to be moderate in the western half and high in the eastern half. Basement construction will have truncated remains but not removed them entirely and earlier pits, ditches and foundations are likely surviving beneath, between the localised impacts of deeper footings (eg pad foundations).

The deepening on the lightwell would remove any remains within its footprint. It is not predicted however to reach the surface of the underlying Gravels and it is possible that cut features would survive beneath. This would affect less than 10% of the site footprint. The proposed underpinning would also have a localised impact, which is assumed to extend to a depth of 1.0–1.5m beneath the existing foundations. The proposed ground works lie east of the likely projected line of the Hatton Garden wall.

Whilst the site is within an APA, in light of the generally low potential of the site to contain significant archaeological assets, along with the relatively small area of proposed impact, it is unlikely that the local authority would request preliminary archaeological field evaluation. It is likely, however, that an archaeological watching brief would be required during the basement excavation and underpinning works, in order to ensure that any previously unrecorded remains were not removed without record. This should allow sufficient time to record at an appropriate level any remains that are exposed. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 Hatton Garden Properties Ltd has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 72–80 Leather Lane (National Grid Reference 531250 181944: Fig 1). The scheme comprises refurbishment of the existing late 19th century six-storey building, including replacement of the existing roof and infilling of the lightwells. The below ground works comprise the deepening of a lightwell below the external escape stair in the basement at the rear of the building, which would entail the excavation of approximately 4.0m by 2.0m area to a depth of 1.5m, from the level of the western ‘basement’ (this is only 1.0m deep and is effectively a lower ground floor) to the level of the shallow (2.0m deep) eastern basement. The underpinning of short sections of two walls (one a party wall) is also proposed in the northern part of the site.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the ‘site’) and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CifA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

## 1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. There is a listed building immediately adjacent to the site, to the north; the Grade II listed mid 19th century Clock House public house (**HEA 1** on Fig 2).
- 1.2.2 The site is within the Hatton Garden Conservation Area. Its character and special interest is generally defined by the quality and variety of building and uses, as well as unique street patterns (Camden 2000).
- 1.2.3 The site lies within the ‘London Suburbs’ archaeological priority area (APA), as defined by the London Borough of Camden. The APA covers a large area at the southern end of the borough. The composite area has been designated for its potential for archaeological remains from a range of periods including; Roman occupation, middle Saxon settlement of Lundenwic, the 12th century precinct of the Hospital of St Giles, the medieval suburb of Holborn and the Civil



## 1.3 Aims and objectives

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### 1.3.1 The aim of the assessment is to:

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

## 2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 200m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all key indicators of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive; and archaeological publications.
  - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk
  - The London Society Library – published histories and journals
  - London Metropolitan Archives – historic maps and published histories
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
  - Smith Caradoc-Hodgkins Architects – architectural drawings (Smith Caradoc-Hodgkins Architects 2016), Design access statement [draft] (Smith Caradoc-Hodgkins Architects 21-09-2016), Existing site survey (Cadplan Measurement Solutions 2016).
  - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 14th of October 2016 in order to determine the topography of the site and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report. An internal inspection of the interior lightwell was carried out but not within the basements due to restricted access.
- 2.1.5 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 50m) are included, unless their inclusion is considered relevant to the study. Conservation areas and Archaeological Priority Areas are not shown. All distances quoted in the text are approximate (within 5m).



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

## 3 Site location, topography and geology

### 3.1 Site location

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- 3.1.1 The site is located at 72–80 Leather Lane, London, EC1N (NGR 531250 181944: Fig 1). The site is bounded by Leather Lane to the west, and the Grade II listed Clock House pub to the north which is on the corner of Leather Lane and Hatton Wall. The site is bounded to the east by the buildings comprising 29 Hatton Wall and an open area associated with 70 Leather Lane is to the south.
- 3.1.2 The site falls within the Liberty of Saffron Hill, previously part of the historic parish of St Andrew, Holborn and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.3 The site lies 200m west of the valley of the River Fleet, a major north-south tributary of the Thames and largest of London's 'lost' rivers, currently running as a sewer underneath Farringdon Road. The site lies 1.1km north of the modern bank of the River Thames.

### 3.2 Topography

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- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The general topography of the area slopes downwards gently to the east in the direction of the River Fleet Valley. A nearby spot height on the corner of Leather Lane and Hatton Wall, 10m north-west from the site is at 19.4m Ordnance Datum (OD). To the east along Hatton Wall there is a moderate downward slope eastwards towards the River Fleet Valley where a height of 12.4m OD is recorded on Farringdon Road, in what would have been the centre of the valley (this has been substantially infilled).
- 3.2.3 During the site visit the ground level of Leather Lane along the western boundary of the site was observed to be relatively flat; this is supported by spot heights of 19.8m OD on Clerkenwell Road, 120m to the north, and at the corner of St Cross Street and Leather Lane, 70m the south-west.

### 3.3 Geology

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- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises river terrace gravels of the Hackney Gravel formation, overlying London Clay (Fig 3). In places the Gravels are capped by a fine-grained silt known in London as Langley Silt Complex ('Brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development. The BGS does not map brickearth near the site, but there is an indication from nearby boreholes that it does survive in places.
- 3.3.3 The River Fleet lay to the east along Farringdon Street; the BGS London Region Drift Geology data indicates the presence of alluvial deposits 225m to the east of the site within the former River Fleet channel. On higher ground, 120m to the west, the geology comprises the older Lynch Hill Gravel Formation.
- 3.3.4 No geotechnical survey has been carried out on the site and the depth of natural deposits is uncertain. Information in the vicinity can provide some indication on the levels within the site.
- 3.3.5 A BGS borehole (TQ38SW682), dated to 1959, was drilled 30m south of the site. The borehole was taken 2.7m below pavement level, assumed here to be close to the current pavement level of 19.8m OD. The borehole recorded made ground to a depth of 16.7m OD (3.1mbgl). Underlying these layers was 1.2m of loamy sand (possibly brickearth) overlying sandy gravel (Hackney Gravel) at a depth of 15.9m OD (3.9mbgl).

- 3.3.6 The closest past archaeological investigation to the site took place at 98 Leather Lane, 40m to the north-west (**HEA 8**), where two hand dug test pits found untruncated natural Gravels at 17.3m OD underlying modern made ground. An evaluation 100m to the south of the site at 71–80 Hatton Gardens (**HEA 10**), carried out by MoLAS in 2004 found brickearth at 16.9m OD and untruncated natural Gravels at 16.5m OD.
- 3.3.7 The results of past investigations within the vicinity and depths from the closest BGS borehole (TQ38SW682) do corroborate and are within areas of similar ground levels as the site. Consequently the level of natural Gravels can be predicted at between 15.9–16.5m OD. In parts the natural Gravels may be overlain by brickearth, a fine-grained silt, as seen at 79–80 Leather Lane at a depth of 16.9m OD (**HEA 10**).

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been thirteen past investigations within the study area, predominantly located to the east of the site. Consequently the archaeology of the area is fairly well understood. However, there is a lack of archaeological evidence preceding the post-medieval period, which might either indicate low-level activity and/or truncation from post-medieval suburban development. Archaeological evidence within the study area relates only to the post-medieval period, primarily consisting of dumping layers (**HEA 3, 4, 11, 12, 15**), basements (**HEA 6, 7**), 18th–19th century building remains (**HEA 10**) and garden soils (**HEA 11**). The GLHER records the findspot of two medieval ceramic jugs at Laystall Street, 145m north-west of the site (**HEA 10**).
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

### 4.2 Chronological summary

#### *Prehistoric period (800,000 BC–AD 43)*

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no finds dated to the Neolithic and Bronze Age periods within the study area. Margery (1967, 57) speculates the presence of a possible east-west Iron Age trackway along the route of Clerkenwell Road, 180m to the north-east; possibly a precursor for a later Roman road (**HEA 20**), however there is no archaeological evidence for this. MOLA GIS prehistoric key indicators data notes evidence of Iron Age activity in the form of a pit and ditch, cutting the natural gravels outside of the study area, 300m to the north-east of the site, on the opposite side of the Fleet valley (LAARC site code ENG84).
- 4.2.4 Although there is limited evidence of prehistoric activity in the vicinity of the site, this may be in part due to the later removal of prehistoric material by subsequent developments. The site was located on a higher river terrace, close to the resources of the River Fleet valley to the east which will have been attractive for early settlement.

#### *Roman period (AD 43–410)*

- 4.2.5 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 900m south-east of the site. It quickly became a major commercial centre, and the hub of the Roman road system in Britain. Ribbon development extended beyond the town, even after the formalisation of its boundaries c AD 200 when the extent of the urban area was delineated by

the construction of a masonry wall and extra-mural ditch, 870m to the east of the site.

- 4.2.6 Within the study area, the projected route of the east-west Silchester to Colchester road (**HEA 20**) passes 35m to the north of the site. The road is believed to have followed a line to the south of Clerkenwell Road and Hatton Wall (Margery 1967, 57). No archaeological evidence of the road has been recorded in the vicinity and its exact location is not known. A second major east-west road is thought to have followed the line of Oxford Street / High Holborn, 300m to the south of the site. It crossed the Fleet valley and entered the Roman city at Newgate.
- 4.2.7 Roman law forbade the burying of the dead in urban areas and consequently cemeteries were typically located on the main roads outside the settlement. Evidence of Roman activity has been found outside of the study area to the south in the form of two Roman cremation urns found on Gray's Inn road, 275m to the south-west (National Record for the Historic Environment / NRHE ref. 963027). A further three burial urns were found on the site of Furnivals Inn, between Leather Lane and Brook Street, 270m south of the site (LAARC site code GM409). Possible remains of a Roman ditch were seen 355m to the south-east at 34 Ely Place (LAARC site code ELP90). It is likely these finds are associated with one of the three main cemetery areas outside Newgate, 770m south-west of the site. This included the extensive 'Western Cemetery'. There is no evidence for these cemeteries extending as far as the site.
- 4.2.8 No evidence of Roman occupation or activity has been recorded within the study area. During this period it is likely the site still lay in open farmland outside the main areas of settlement, north and north-west of known cemeteries. Much of the area is likely to have been agricultural, although there were possibly occasional farmsteads.

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

- 4.2.9 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.10 In London the trading port of *Lundenwic* developed in the area now occupied by Aldwych, the Strand and Covent Garden, 770m to the south-west of the site (Cowie and Blackmore 2008, xv). Its full extent is not yet clear. The eastern boundary was somewhere beyond Kingsway; to the west the settlement probably extended at least to what is now Charing Cross Road and Trafalgar Square. North to south, it probably extended from the High Holborn/Oxford Street Roman road (which continued in use) to the Thames (MoLAS 2000, 182–3). With the Danish invasions of the late 9th century, the old walled Roman city to the south-east was reoccupied in AD 886 by King Alfred as a *burh* (fortified place, ie *Lundenburh*).
- 4.2.11 The church of St Andrew (GLHER no. 200726, 041888) beside modern Holborn Circus, 450m to the south-east of the site, is first mentioned in documentary sources in AD 951 and 959, which refer to the 'old wooden church' with the dedication 'Sancte Andreas' beside the 'wide army street', which both suggests a mid Saxon origin and that the church adjoined a reused Roman road, at an important crossing of the River Fleet (Schofield 1984, 32; Weinreb and Hibbert 1995, 710). The name Holborn may derive from the Anglo-Saxon *hol*, a hollow, and *burna*, a stream. This was the name given to the upper (non tidal) reaches of the river; Fleet was from the Anglo-Saxon word meaning tidal inlet (Weinreb and Hibbert 1995, 292).
- 4.2.12 Towards the end of the period, references to manors, large landed estates which often formed the centre of local administration, begin to appear in documentary records. The area appears to have been a mixture of pasture, cultivated land and woodland, probably supplying produce to the City. Holeburne is recorded in Domesday Book (AD1086), with rents raised from two cottars (peasant cottagers) (Domesday, eds Williams and Martin 1992, 358). Part of Bloomsbury to the west is recorded as having vineyards and woodland for 100 pigs (Weinreb and Hibbert 1995, 76).
- 4.2.13 There are no known finds dating to this period within the study; the site was at some distance from the main settlements of *Lundenwic* and the later *Lundenburh*. The Roman roads to the north and south of the site probably continued in use. It is likely the site lay within open fields or woodland throughout this period.

### *Later medieval period (AD 1066–1485)*

- 4.2.14 At the end of the 12th century, the writer William FitzStephen recorded that the area north of the medieval City of London provided a place of recreation for its residents, with flowing streams, and springs and mills. The fields were used for pasture, as well as crops (quoted in Stow, 23–24). The site falls within the 'Liberty of Saffron Hill', a subdistrict of the parish of St Andrew Holborn. The settlement was beside the medieval church of St Andrew, on the old Roman road at its crossing of the River Fleet, 450m to the south-east of the site. The GLHER incorrectly locates the Holborn medieval settlement, (**HEA 19**), 140m to the south-west of the site. This is highly unlikely as it is set too far north of the main road along High Holborn, whilst the entry notes that was 'centred on a bridge where the main street crossed the stream' (ie the old Roman road crossing the Fleet).
- 4.2.15 During this period, the banks of the River Fleet, located beyond the main settled areas to the east of the site, became a focus for noxious industries such as tanning. During the 14th and 15th centuries the Fleet was used for the disposal of butchery waste and as early as 1307 there were complaints that the river was no longer navigable (Thornbury 1878, 416–426). Despite cleansing, the river was not returned to its original state; it was much reduced in breadth and depth and continued to cause problems for the City, as it repeatedly became choked with waste (Weinreb and Hibbert 1995, 292). Investigations carried out in 1989–90 along the west bank of the Fleet, 460m to the south-east of the site recorded a medieval timber revetment as well as the possible foundation for a bridge carrying Holborn over the Fleet (site codes ATC 97, ATL89).
- 4.2.16 The site lies north of Ely Palace, 330m south of the site. The palace was built in the 14th century as a residence for the bishops of Ely. The site itself was located within an area of extensive parklands to the north of the palace buildings, but as suggested by the Agas' map of 1562, possibly lay just west of the estate boundary, between the boundary wall and Leather Lane (Fig 4; see below). The large estate was bounded by Saffron Hill in the east and Leather Lane in the west. The earliest reference to Ely Palace comes from the 13th century, John de Kirkeby, Bishop of Ely, who died in the year 1290, and left to his successors in the see a messuage and nine cottages in Holborn. His intention was to found a London residence for the Bishops of Ely, suitable to their rank. (Thornberry 1878, 514–526). The property included a great hall, a chapel, stables and 58 acres of pastureland (Barron 1979). The palace was also the site of St Etheldreda's church, originally the town chapel of the Bishops of Ely, of which a later restoration is situated 280m south of the site.
- 4.2.17 Other than a number of possible medieval roads, including Saffron Hill, 175m to the east (**HEA 12**), Portepool Lane, 15m west of the site (**HEA 18**) and Leather Lane (**HEA 17**) on which the site is located, the only archaeological evidence for medieval activity within the study area as recorded by the GLHER is the findspot of two medieval ceramic jugs found at Laystall Street, 140m south-east of the site (**HEA 9**). Mid-16th century maps (see Figs 4 and 5) indicate that the site was located north and west of the Ely Place grounds, in an area of open fields.

### *Post-medieval period (AD 1485–present)*

- 4.2.18 The earliest map consulted was the Agas map of 1562 (Fig 4). This is a pictorial map that shows Ely Place, south of the site on High Holborn. The site itself is located some distance to the north-west of the palace complex, to the west of the palace parkland, which is enclosed by a boundary wall, within in a rectangular plot between a tree-lined Leather Lane and the boundary wall. Aside from the boundary walls there is no building development within or near the site boundary. Further east, the River Fleet can be seen, flowing southwards to Holborn Bridge. To the west of the site Gray's Inn Lane is shown (later named Gray's Inn Road), which served as the ancient route from the north the City markets (Weinreb and Hibbert 1983, 339).
- 4.2.19 Braun and Hogenberg's pictorial map of 1572 (Fig 5) shows the same level of detail but curiously omits Leather Lane entirely, suggesting that the depiction of areas on the periphery of the city are not wholly accurate on these early maps. On this map the site is shown in an open field, just west of a walled garden (now an orchard) to north of Ely Place.
- 4.2.20 In 1576, Queen Elizabeth obliged the Bishop of London to lease part of the extensive Ely Place property to Sir Christopher Hatton, her Chancellor. Hatton built a house and extensive gardens in the orchard to the north of the palace complex (Weinreb *et al* 2008, 271).
- 4.2.21 Faithorne and Newcourt's map of 1658 (Fig 6) shows Hatton Garden as extensive formal



garden, with a gate house on both the north and southern boundary walls. The garden extended the former Ely Place boundary wall westwards right up to the eastern side of Leather Lane (now shown) to include the site. This suggests that the garden wall ran through the western half of the site. Hatton Wall road to the north of the site is clearly derived from the line of the northern boundary wall. Hatton House itself was located to the south of the garden just north of the Ely Palace buildings. The map shows some building development (presumably houses) on the western side of Leather Lane, opposite the site.

- 4.2.22 An additional notable feature within the vicinity of the site is the Society of Gray's Inn, 330m to the west, visible in the south-west corner of the extract reproduced (Fig 6). It formed one of four of 'Inns of Court' in the area, which provided a home to the professional associations for barristers in England. The Gray's Inn Walks, as the gardens are generally known, were first laid out formally in 1606 under the direction of Sir Francis Bacon (1561–1626) when he was Treasurer at Gray's Inn, although the layout has since altered from the 18th century onwards (National Heritage List ref 1000351).
- 4.2.23 By the time of Ogilby and Morgan's map of 1676 (Fig 7) the area around the site had been entirely redeveloped with the former gardens replaced with the north-south Hatton Garden road and a dense suburban building development, which had followed Baron Hatton Kirby selling off of the estate. John Evelyn, the diarist, wrote in 1659 'To Lond[on]... to see the foundations now laying for a long streete, and buildings in Hatton Garden, designed for a little towne, lately an amble garden (Evelyn, cited in Weinreb and Hibbert 1983, 370). The rapid urban development is visible on Fig 7, with houses now shown on both sides of Leather Lane (now named). Within the site itself there are three buildings which front onto Leather Lane and building in the east of the site towards the back. The buildings are shown as separate and likely consisted of shops to the front and dwellings at the rear. In 1722, on the death of the last Lord Hatton, the property reverted to the Crown. Ely House had then become extremely dilapidated and terraced houses were built on the former Ely Place. The street name of Leather Lane is probably not derived from leathersellers carrying out business here, but from *leveroun*, the old French word for greyhound, possibly the name of an inn (Weinreb *et al* 2008, 477).
- 4.2.24 Morgan's map of 1682 shows a similar configuration of buildings within the site (Fig 8), although they are not marked as separate due to the scale and accuracy of the map. They comprise of a row of buildings fronting onto the western side of Leather Lane with a building to the east, separated by an open courtyard area.
- 4.2.25 Much of the archaeological evidence in the study area includes evidence of 16–17th century suburban development. These include deep deposits of made ground at 3–7 Herbal Hill (**HEA 4**), 160m to the north-east of the site. Made ground and a boundary ditch backfilled in the first half of the 17th century was found at 8 Herbal Hill (**HEA 5**), 170m to the north-east. At Laystall Street, 160m to the north-west of the site extensive layers of garden soils were recorded (**HEA 9**).
- 4.2.26 Rocque's map of 1746 (Fig 9) shows the whole area surrounding Hatton Garden and Saffron Hill as built up. It should be noted that Rocque's map does not depict the details of individual buildings with many areas shaded indicatively. The area within the site boundary is completely shaded, although open courtyard areas or alleyways may have been present as these were not always typically shown. Insurance records provide an indication of some of the historic uses of the buildings at 72–80 Leather Lane; one record listed Josiah Harvey of 70 Leather Lane as insured as a baker in 1803 and another lists a leather seller named John Francis in 1809. Suggesting that by this time the buildings were serving a commercial function (LMA/CLC/B/192/F/001/MS11936/426/747605 and LMA/CLC/B/192/F/001/MS11936/445/825263).
- 4.2.27 Horwood's map of 1799, updated in 1813 by Faden (Fig 10) is a detailed map that shows the buildings on the site as two separate terraced houses fronting Leather Lane; with an alleyway into a central courtyard visible on the southern side of the site. To the rear of the buildings in the eastern half of the site is a back garden or yard. Up until the 19th century the area of Saffron Hill and Hatton Garden was a 'well-to-do' area described as 'an esteemed situation for gentry, where no shops were permitted but at the lower end' (Weinreb and Hibbert 1983). This suggests the buildings on the site up to the 19th century were likely residential in nature. However, much of the surrounding area became run down and home to many poor families, especially along Saffron Hill (LBC 1999). Industrial activity is evident at this time, with the

development of The Griffin Brewery, 50m north-west of the site (**HEA 22**). Built by Richard Meaux and Mungo Murray built the new brewery in 1763 which later became the largest brewery in London (Weinreb and Hibbert 1983, 90).

- 4.2.28 In addition to brewing, other industrial activities can be seen in the area by the time of the Ordnance Survey 1st edition 25": mile map of 1875 (Fig 11), indicated by warehouses 20m north of the site and a saw mill directly adjacent to the site to the south. Within the site itself the buildings comprise of a large square building in the north-west corner with a smaller building in the southern tip. Towards the rear of the site in the west there is another building and a smaller structure in the open courtyard. Adjacent to the site to the Grade II listed, mid-19th century Clock House Pub is shown (**HEA 1**). In 1826, there were some jewellers working in the area of Hatton Garden, but since then the area has become the centre for the diamond trade in London (Weinreb and Hibbert 1983, 388). Archaeological evidence from this period has been recorded in the study area; including an 18th–19th century culvert at 106–109 Saffron Hill, 190m to the south-east of the site and demolition debris from the original 18th century buildings at (**HEA 11**), 90m to the south-east of the site.
- 4.2.29 The 1887 edition of the Goad Fire Insurance plan (Fig 12) shows the site in greater detail. The buildings within the site comprise a row along the western part and a block to the rear in the east connects with a linking structure. They are noted as 'Artizans' Dwgs' (dwellings) with four shop fronts along Leather Lane. There are no basements noted, but the Goad maps are known to sometimes omit these. This is perhaps the case here as current plans show the existing buildings as having shallow basements, which are unlikely to have been built subsequently. Within the site there are three lightwells shown within the central portion of the site and a thin strip at the eastern extent of the site boundary.
- 4.2.30 The Ordnance Survey 2nd edition 25": mile map of 1896 (Fig 13) shows little apparent change but shows the delineation of the shops at the front with a lightwell at the northern boundary and one at the south. The brewing industry of the area is evident by an additional Brewery, 20m north and St Andrew's Distillery, 85m to the north-west (not shown within extract reproduced).
- 4.2.31 The 1922 Goad Fire Insurance Plan (Fig 14, LMA/GOAD/VI/1922) shows slight variation to the site. A previously open space has been built on in the south-west part of the site, suggesting the previous buildings were extended or altered. There is one basement floor listed on the eastern portion of the site and two skylights are indicated. The structure linking the two buildings on the site has a 'stone stairs' with a skylight above.
- 4.2.32 Subsequent Ordnance Survey mapping shows no further development within the site. By the late 1950s, 72–80 Leather Lane is shown as an L-shaped building with a lightwell within the northern part of the site (Ordnance Survey 1:250 scale map of 1958–1962, Fig 15). To the south of the site, many of the buildings on Leather Lane and Hatton Gardens have been demolished and the plot is marked as a Car Park. The large brewery to the north-west has been redeveloped into housing. There is still some industrial activity within the area as a factory is shown on the north side of Hatton Wall, 15m from the site. In its current state the building has retained its historical use as private tenements on the upper floors with shops at the front on ground level.

## 5 Statement of significance

### 5.1 Introduction

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

### 5.2 Factors affecting archaeological survival

#### *Natural geology*

- 5.2.1 There is no geotechnical data for the site. Based on BGS boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:
- Current ground level lies at 19.4–19.8m OD
  - The top of untruncated brickearth was recorded at 16.9m OD, 100m south of the site. (2.5m below ground level/mbgl) (any brickearth on the site would overly the Gravels)
  - The top of untruncated Gravel lies between 15.9–16.5m OD (2.6–3.9mbgl)
- 5.2.2 Between the top of the natural and the current ground level is undated made ground predating the late 19th century. This may potentially contain remains of archaeological interest.

#### *Past impacts*

- 5.2.3 Archaeological survival will vary across the site. The existing shallow basements, which cover the majority of the site, are not deep enough to have cut into the underlying Gravels. Archaeological survival is considered to be moderate in the western half and high in the eastern half. Basement construction will have truncated remains but not removed them entirely and earlier pits, ditches and foundations are likely surviving beneath, between the localised impact of deeper footings. The south-western part of the site does not appear to have a basement according to the survey plan (Fig 24). It is possible that this area has been omitted from the survey as although it is within the site lies outside the area of proposed development. It would be unusual if it did not have a basement as this row of buildings were constructed at the same time. This area is not discussed further as there are no proposals for this area.
- 5.2.4 The existing buildings were built in the late 19th century and comprise a block in the west and a block in the east which are now connected to form an L-shape. The basements cover a large proportion of the site footprint and are slightly lower in the western part of the site.
- 5.2.5 The finished floor level of existing basement in the western half of the site lies at 17.5m OD (CADPLAN measurement solutions, dwg. 8288, 02. Rev. D dated 14/10/16; see Fig 21 and Fig 22). Assuming a 0.3m thick basement slab, the formation level would be at 17.2m OD, or around 2.2–2.6mbgl. This is a shallow basement which will not have cut down into the predicted level of the underlying Gravels. Depending on their level there is potential for stratified material beneath the slab along with pits and ditches and foundations cut into the Gravel.
- 5.2.6 The finished floor level of existing basement in the eastern half of the site lies at 18.5m OD (CADPLAN measurement solutions, dwg. 8288, 02. Rev. D dated 14/10/16; see Fig 21 and Fig 22). Assuming a 0.3m thick basement slab, the formation level would be at 18.2m OD, or around 1.2–1.6mbgl. This is a more like a sunken/lower ground floor than a basement. There is likely to be around 1.0–2.0 of stratified material beneath the slab along with pits and ditches and foundations cut into the Gravel.

- 5.2.7 The building foundations of the existing building is not known, but given the date of the building and its size it is assumed that large pads were used. Any archaeological remains within the footprint of each pad will have been truncated or removed locally, possibly with the exception of the bases of any very deep cut features.

#### *Likely depth/thickness of archaeological remains*

- 5.2.8 The depth of made ground on the site is not known, between the existing basement and natural Gravels there is the potential for around 1.0m of surviving archaeological remains within the made ground beneath the western basement and perhaps 2.0m of such remains in the eastern part of the site. In addition to this there is potential for features cut into the underlying geology (eg pits, ditches), extending to unknown depth (perhaps 1.0–2.0m).
- 5.2.9 The undated made ground potentially containing archaeological remains from earlier buildings. Earlier remains, eg Roman remains may survive in the top of the Gravels below at a depth of 16.5–16.9m OD.

### 5.3 Archaeological potential and significance

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- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has low potential to contain prehistoric remains.* There are no known remains recorded within the study area and only isolated artefacts found outside the study area. Although the fast draining Gravel terrace close to the predictable water and food resources of the River Fleet would have been a first choice for settlement, there is no evidence for occupation or extensive land use. Suburban development of the area in the later medieval and post-medieval periods is likely to have removed much of the prehistoric land surface.
- 5.3.3 *The site low to moderate potential to contain archaeological remains dating to the Roman period.* The projected route of a major Roman Road leading out of *Londinium* to Colchester lies 35m to the north of the site (**HEA 20**). Despite investigations in the area there is no evidence for Roman occupation or activity close to the site. There remains the potential for remains associated with the road and roadside activity, of medium significance, and perhaps roadside quarrying activities – due to the presence of brickearth in the area – of **low** significance, derived from the evidential value of the remains.
- 5.3.4 *The site has a low potential to contain remains dated to the early medieval period.* During the earlier centuries of this period the site was located 770m north-west of the known Saxon settlement of *Lundenwic* and was likely in open fields or woodlands at this time. Historic records from Domesday Book suggest a settlement at Holborn in 1086 although there are no archaeological remains from this period in the study area.
- 5.3.5 *The site has a low potential to contain archaeological remains dates to the later medieval period.* Historic maps show the site as undeveloped prior to the 1560s and there has been no archaeological evidence for medieval activity within the study area. Whilst the site lies on a possible medieval road (**HEA 17**), it was at a distance from the known centres of settlement and that of Ely Palace to the south. Activity at this time was likely centred on the medieval Church of St Andrew, 400m south-east of the site, besides the crossing of the old Roman road across the Fleet valley. The site was probably continued used as open agricultural land during this period. Post-medieval development on the site may have compromised the survival of any cultivation soils or evidence of prior land use.
- 5.3.6 *The site has a high potential to contain archaeological remains dated to the post-medieval period.* Historic maps from the mid17th century onwards show the site was developed for various buildings from that period onwards. Structural remains or earlier cellars may survive beneath the existing late 19th century building. Such remains would be considered of **low** significance, derived from their evidential and historical value. There is moderate potential for remains of the late 16th century western boundary wall of the extensive Hatton Garden, which was attached to Hatton House, built by Sir Christopher Hatton, Queen Elizabeth I's Chancellor, 225m to the south-east of the site. Buried remains of the garden wall, which probably ran north-south through the western part of the site, would be of **medium** significance; associated landscaped garden features would be of **low** significance.

## 6 Impact of proposals

### 6.1 Proposals

- 6.1.1 The scheme comprises refurbishment of the existing late 19th century six-storey building, including replacement of the existing roof and infilling of the lightwells. The below ground works comprise the deepening of the south lightwell beneath the existing stairway in the basement at the rear of the building, which would entail the excavation of an area no larger than 4.0m by 2.0m, to a depth of 1.5m, from the level of the western 'basement' (this is only 1.0m deep and is effectively a lower ground floor) to the level of the shallow (2.0m deep) eastern basement.
- 6.1.2 The existing basement is otherwise proposed to be retained at its current levels of 18.5m OD and 17.5m OD. The area of excavation is shown on Fig 22, 24 & 25.
- 6.1.3 Underpinning is proposed on the existing party wall to the north and a wall within the central part of the site in the basement floor (V Page of Smith-Cardoc-Hodgkins Architects, *pers comm.* 20-10-2016). The areas of underpinning are shown on Fig 24. The depth of such works is not currently known, but are assumed to reach a depth of at least 1.0–1.5m from the existing basement level. The existing foundations of the building are otherwise to be retained.

### 6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The site has a high potential for late 17th century and later remains associated with buildings shown on historic maps, of low significance. There is moderate potential for remains of the Hatton Garden late 16th century boundary wall, of medium significance, and garden features, or low significance. The site has low to moderate potential to contain remains dating to Roman period (low or medium significance).

#### *Basement excavation*

- 6.2.4 The deepening of the basement in the footprint of the external escape stair in the south of the site would extend to a formation level of around 17.2m, which is higher than the predicated level of the underlying Gravels at around 15.9 to 16.5m OD. Any archaeological remains beneath the slab in this area would be removed to the formation level. This would likely include post-medieval or possibly earlier remains. Deeper remains cut into the top of the Gravels would potentially survive intact. Breaking out of the foundation/floor slab in this area would potentially truncate any archaeological remains directly beneath the slab.
- 6.2.5 Any remains of the line of Hatton Garden boundary wall, if present, would presumably lie beneath the western half of the site, ie outside the area of the proposed excavation.

#### *Underpinning*

- 6.2.6 There are various impacts to archaeological remains associated with underpinning, including excavations around the foundations, auger drilling and insertion of mini-piles. Any remains would be removed locally from the footprint of these works to their maximum depth, which is not currently known.
- 6.2.7 Any remains of the line of Hatton Garden boundary wall, if present, would presumably lie beneath the western half of the site, ie outside the area of the proposed excavation.

## 7 Conclusion and recommendations

- 7.1.1 The site is at 72–80 Leather Lane, in the London Borough of Camden. There are no statutorily designated heritage assets on the site, such as scheduled monuments or listed buildings, but it does lie adjacent to the Grade II listed mid 18th century Clock House pub (**HEA 1**). The site lies within the Hatton Gardens Conservation Area, and the London Suburbs Archaeological Priority Area, which recognises the area's proximity to the Roman and later medieval city.
- 7.1.2 The main potential for the site is for post-medieval buildings shown on late 17th century and later maps along with the late 16th century Hatton Garden boundary wall in the western part of the site, although this probably lay outside the area of proposed ground excavations. There is potential for associated landscape garden features. There is low to moderate potential for Roman remains as the site lies close to the projected line of a Roman road.
- 7.1.3 Whilst there is no geotechnical data for the site and the depths of natural deposits are uncertain it is likely the shallow basements on the site have only truncated and not entirely removed any earlier archaeological remain, and earlier features likely survive, especially the bases of deep cut features, like pits or wells.
- 7.1.4 The deepening on the external escape stair in the south of the site within the existing basement floor would entirely remove any surviving remains within an area approximately 4.0m by 2.0m, to a depth of 1.5m. This would affect a relatively small proportion of the whole site. The proposed underpinning would have a localised impact, to an unknown depth from the existing basement foundations.
- 7.1.5 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Post-medieval remains in the form of foundations/cellars of the earlier buildings on the site – dating back to the late 17th century <i>High potential</i>	Low	Breaking out of the basement slab, excavation, underpinning
Remains associated with the late 16th century Hatton Garden <i>Moderate potential</i>	Medium (boundary wall) or Low (buried garden features)	Significance of asset reduced to negligible
Possible Roman features or artefacts, including roadside ditches/quarry pits <i>Low to moderate potential</i>	Low to medium	

- 7.1.6 In light of the generally low potential of the site to contain significant archaeological assets, along with the relatively small area of proposed impact, it is thought unlikely that the local authority would request preliminary archaeological field evaluation of the site. It is likely, however, that an archaeological watching brief would be required during basement excavation and underpinning, which would ensure that any previously unrecorded archaeological assets were not removed without record. This should allow sufficient time to record at an appropriate level any remains that are exposed and this would need to be factored into the construction programme.
- 7.1.7 Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.



## 8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 200m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 07/10/2016 and is the copyright of Historic England 2016.
- 8.1.3 Historic England statutory designations data © Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2016. The Historic England GIS Data contained in this material was obtained in October 2016. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

### Abbreviations

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

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

GLHER – Greater London Historic Environment Record

AOC – AOC archaeology

PCA – Pre Construct Archaeology

ILAU – Inner London Archaeological Unit

HEA No.	Description	Site code/ HER No.
1	<b>The Clock House Public House, 82 Leather Lane</b> Grade II listed mid 19th century public house. 3 storeys.	478649
2	<b>83–89 Leather Lane,</b> Group of 4 terraced houses with later shops. Early 18th century	478650
3	<b>Back Hill, Ray Street, EC1</b> MOLAS watching brief in 1999 recorded landfill dumps dated to the 17th to 18th century.	BK199
4	<b>3–7 Herbal Hill, EC1,</b> AOC evaluation in 2001 located the edge of a former channel of the River Fleet. Recorded deep deposits of made-ground (MLO77014) overlaying the channel silt (MLO75769); dated to the 17th–18th centuries. These were found to be truncated by 19th century basements. No archaeological material earlier than post-medieval was encountered. Natural clay was found at 6.7m OD below channel silts.  6 Herbal Hill was an 18th century building which was formally part of St Andrew's Workhouse. It was three storeys with basements and dormers and five windows. A plain brick band was at the second floor level. Gauged flat brick arches were to the recessed sash windows (segmental arches on the second floor), with glazing bars. A round arched doorway had a rusticated stucco surround and a cornice, fanlight and panelled door. There was also a segmental arched side entrance. A 19th century wrought iron crane was at first floor level. (MLO7196). Herbal Place (Nos 2–4) MLO13128	HBH01 ELO266 MLO75769 MLO7196
5	<b>8 Herbal Hill, Islington, EC1</b> An archaeological watching brief was carried out by AOC in 2010 on four trenches at basement level. One main phase of activity was identified dating to the late 16th to 17th century. The archaeological remains included made ground and a boundary ditch backfilled during the first half of the 17th century. Both areas had been horizontally truncated during construction of the existing 19th century building. Natural sandy gravel was recorded at 7.1m OD.	HBL10
6	<b>13 Hatton Place, Hatton Garden, EC1</b> MOLAS watching brief in 2005 monitored the excavation of two geotechnical pits. Parts of 19th–19th century cellars containing modern backfill were recorded. No archaeological features were recorded nor was natural seen. The lowest level of excavation was 15.4m OD.	HNP05 ELO6570 MLO97982
7	<b>36–43 Kirby Street, EC1</b> In 2007 MOLAS carried out an evaluation which recorded demolished 19th century basements cutting into natural sands. Modern concrete overlay the features.	KIT07
8	<b>98 Leather Lane, Clerkenwell</b> Two hand dug test pits to a depth of 6.7m and 3.6m were excavated and modern made	LLC04 ELO5017

HEA No.	Description	Site code/ HER No.
	ground was observed to a depth of 2.6m, overlying Terrace Gravels. No archaeological deposits or features were recorded. Natural clay with gravel was found at 17.3m OD.	
9	<b>Laystall Street, EC1</b> ILAU watching brief in 1977 revealed extensive layers of 16th to 17th century garden soil (MLO63101).	LST77 MLO63101
10	<b>New Garden House, 71-80 Hatton Garden, EC1</b> In 2004 MOLAS carried out an evaluation which recorded evidence of 18th-19th century buildings, probably the remains of housing fronting onto Leather Lane, and what appeared to be a watercourse. Modern cellars were also recorded (MLO77903). Highest natural brickearth was at 16.9m OD, and gravel at 16.5m OD.	NGD04 MLO77903
11	<b>12 Queen Square, WC1</b> MOLAS watching brief carried out in 1994. Recorded truncated natural Gravels, overlain by demolition debris which derived from the original 18th century buildings on the site. Gravel was overlain by a consolidation later, into which was cut by a 18th century cesspit sealed by garden soil.	QNS94
12	<b>106–109 Saffron Hill</b> PCA watching brief in 2011 found an 18th–19th century culvert and a small area of disturbance which contained 19th century artefacts. A narrow (1.50m) strip of disturbed ground containing 19th century material was observed between the back of the basement and the rear wall of the building. An 18th–19th century brick culvert was also recorded (MLO103543).	SFH11 MLO103543
13	<b>Mount Pleasant/Farringdon Road/Clerkenwell Road EC1</b> Watching brief undertaken by Compass Archaeology on ground works associated with Thames Water's replacement of water mains in the vicinity of Mount Pleasant, Rosebery Avenue, Farringdon Road and Clerkenwell Road. In situ archaeology was limited: a section of 18th century wall probably associated with the Clerkenwell House of Correction was recorded on the north-west side of Roseberry Avenue opposite the Mount Pleasant Post Office, and a large well/cistern opposite 6 Topham Street. Several 19th century coal cellars were also observed.	ELO12509
14	<b>79 Clerkenwell Road, EC1</b> Archaeological watching brief carried out by MoLAS in 2001, monitoring geotechnical investigations. Revealed 1.5m and 2.7m depth of Victorian and modern brick rubble backfill (MLO75732). The area was bombed in WWII and this may be evidence that the buildings on the site were damaged or destroyed, natural deposits were not reached.	ELO232 MLO75732
15	<b>Farringdon Road and Clerkenwell Road,</b> ILAU excavation in 1975. Showed that any early archaeological levels have been removed by post-medieval truncation with 18th century dumping layers. No further details on the GLHER.	FAR75 ELO3268 MLO11095
16	<b>Medieval Road, Saffron Hill,</b> GLHER identifies Saffron Hill as existing in 1200, formally known as Golde Lane and later Field Lane – Source: Williams E. Early Holborn p 13.	MLO17850
17	<b>Medieval Road, Leather Lane</b> GLHER identifies as Le Vrunelane, known to be in existence in 1241. (Based on cartographic evidence)	MLO17851
18	<b>Medieval Road, Portepool Lane</b> GLHER identifies Portepool lane as being in existence in 1237, based on documentary evidence – Williams E, Early Holborn	MLO17852
19	<b>Holborn, medieval settlement</b> GLHER location of Holborn medieval settlement. Centred around the bridge where the main street crossed the stream. Based on documentary evidence – Domesday in 1086. The name Holborn is derived from Hole-Bourne, or stream in the hollow, an alternative name for the River Fleet referring to the deep valley of the lower part of its course.	MLO18007
20	<b>Bloomsbury Way, New Oxford Street - Roman Road</b> Conjectured route of Silchester to Colchester Roman Road. Based on documentary evidence. Potentially an earlier Iron Age trackway (MLO329) – identified by the GLHER.	MLO24965 MLO329
21	<b>Furnival's Inn, Holborn</b> GLHER site of Furnivals Inn, thought to have existed at this site in 1383. It was an Inn of Chancery by 1408. In 1547 Lincolns Inn purchased the freehold and Furnivals became associated with Lincoln's Inn. In 1817 the inn was dissolved and the buildings destroyed. Based on documentary evidence.	MLO17840
22	<b>Griffin Brewery, EC1</b> Site of the former Post-medieval Griffin brewery. One of the largest breweries in	MLO19227

HEA No.	Description	Site code/ HER No.
	London. Mapped by the GLHER.	
23	<b>Grays Inn Road, Boundary Marker</b> Site of medieval boundary marker to mark the limits of the City of London. No further details on GLHER.	MLO23437
24	<b>1 Herbal Hill, Clerkenwell, Islington</b> Location of extant post-medieval house with a wooden shop front, dating to 1804. It is three storeys with two windows, and built of yellow stock brick. The façade has a parapet and there are gauged flat brick arches to recessed sash windows with original glazing bars. The wooden shop front has pilasters carrying an entablature with projecting cornice. The shop windows have had a small panel partly removed and replaced by shutters. The square headed house and shop doorways have fanlights and panelled doors.	MLO7194 MLO7195
25	<b>Bourne Estate (Formerly Union Buildings) 1-71, Laney House 1-72, Kirkeby House 1-45, Buckridge House 1-30</b> Housing estate built by the London County Council. 1905-9. Designed by LCC Architect's Department (chief assistant for scheme EH Parkes, under WE Riley). listed as part of the last of the 3 major centre-city housing estates built by the LCC before the First World War, with a different layout and approach from Boundary Street Estate (Tower Hamlets) and Millbank Estate (Westminster). A significant precursor in form and style of inter-war housing estates throughout Britain, and influential on tenement housing throughout Europe. This southern portion of the estate was a slum-clearance scheme, conceived and probably designed before the northern portion but built later. Forms a group with northern part of Bourne Estate, Clerkenwell Road.	1379284
26	<b>Hatton Gardens,</b> GLHER findspot of two Medieval ceramic jugs; one Kingston ware and one London-Type Ware. No further details on the GLHER	MLO71755

## 9 Planning framework

### 9.1 Statutory protection

#### *Scheduled Monuments*

- 9.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 9.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

#### *Listed Buildings and Conservation Areas*

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

### 9.2 National Planning Policy Framework

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

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

**Para 127.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic

interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

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

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

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

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

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

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

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

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

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

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

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

setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

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

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

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

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

## 9.3 Greater London regional policy

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### *The London Plan*

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). The subsequent 2015–16 Minor Alterations (MALPs) to the London Plan have no bearing on the historic environment. Policy 7.8 relates to Heritage Assets and Archaeology:

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

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

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

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

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

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

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

9.3.2 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its



optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'

- 9.3.3 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.3.4 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

## 9.4 Local planning policy

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- 9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.4.2 The London Borough of Camden's Core Strategy and Development Policies were adopted in November 2010 and these are quoted below. Camden Council is currently reviewing its main planning policies and has a draft Local Plan, which will replace the current Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough (<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-plan/local-plan.en>).
- 9.4.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

### **Policy CS14 – Promotion High Quality Places and Conserving our Heritage**

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

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

### **DP25 – Conserving Camden's heritage**

#### **Conservation areas**

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

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

**Listed buildings**

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

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

**Archaeology**

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

**Other heritage assets**

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

## 10 Determining significance

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

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

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

Table 2: Significance of heritage assets

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

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

# 11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site. The existing roof is noted as containing asbestos, as identified in the design access statement (Smith Caradoc-Hodgkins September 2016).
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

## 12 Glossary

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

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



## 13 Bibliography

### 13.1 Published and documentary sources

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### 13.2 Other Sources

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British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Groundsure historic Ordnance Survey mapping

Historic England designation data

Internet – web-published sources

MOLA Deposit Survival Archive

London Metropolitan Archive

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#### *Ordnance Survey maps*

Ordnance Survey 1st edition 25" map (1875).

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Ordnance Survey 1:250 scale maps (1958–1962)

#### *Engineering/Architects drawings*

Cadplan Measurement Solutions, Ground floor survey, Project no. 8288 DRWG no. 02. Rev. D dated: 13-04-2016

Cadplan Measurement Solutions, Basement survey Project no. 8288 DRWG no. 03. Rev. C dated: 17-03-2016)

Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A020. Rev. B dated 01-09-2016

Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A102. Rev. A dated 06-01-2016

Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A101. Rev. B dated 13-05-2016

Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A120. Rev. B dated 06-01-2016

## 13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	paper/pdf/CAD	Y
Levelled site survey as existing (ground and buildings)	Y	paper/pdf/CAD	Y
Contamination survey data ground and buildings (inc. asbestos)	Y	paper/pdf	Y
Geotechnical report	N	-	-
Envirocheck report	N	-	-
<b>Information obtained from non-client source</b>	<b>Carried out</b>	<b>Internal inspection of buildings</b>	
Site inspection	Y	N	



Fig 1 Site location

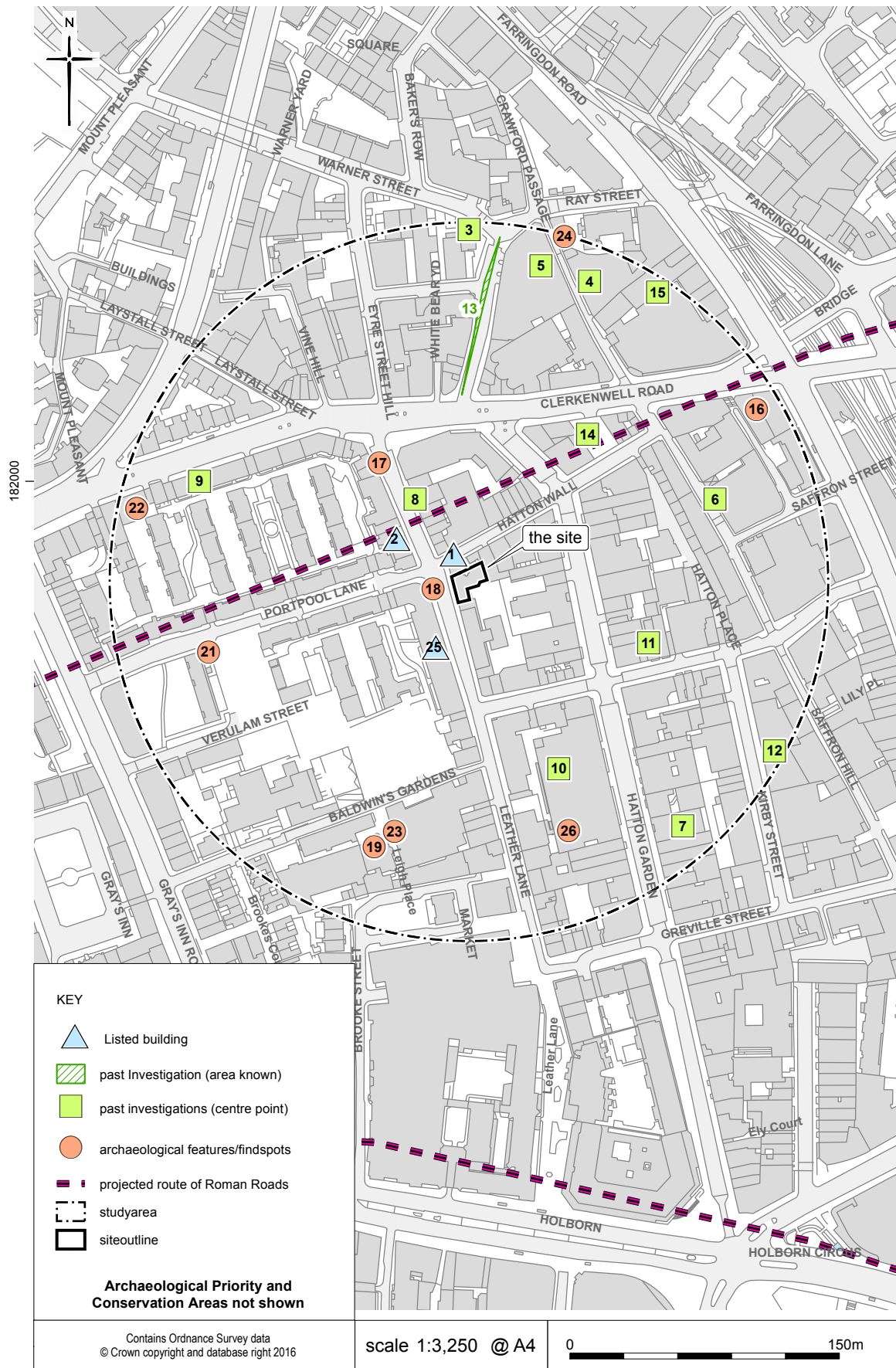


Fig 2 Historic environment features map



CAMD1269HEA16#03

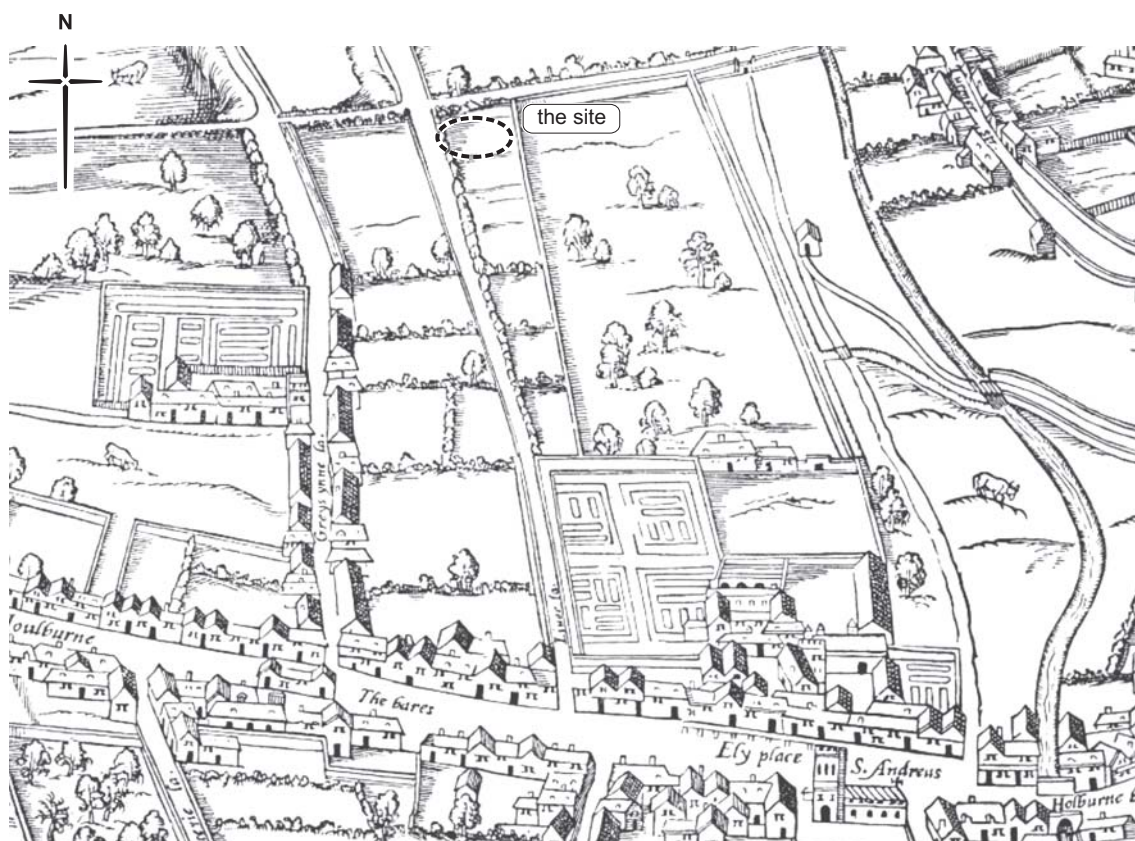


Fig 4 The Agas map of 1562



Fig 5 Braun and Hogenberg's map of 1572





Fig 6 Faithorne and Newcourt's map of 1658



Fig 7 Ogilby and Morgan's map of 1676





Fig 8 Morgan's map 1682

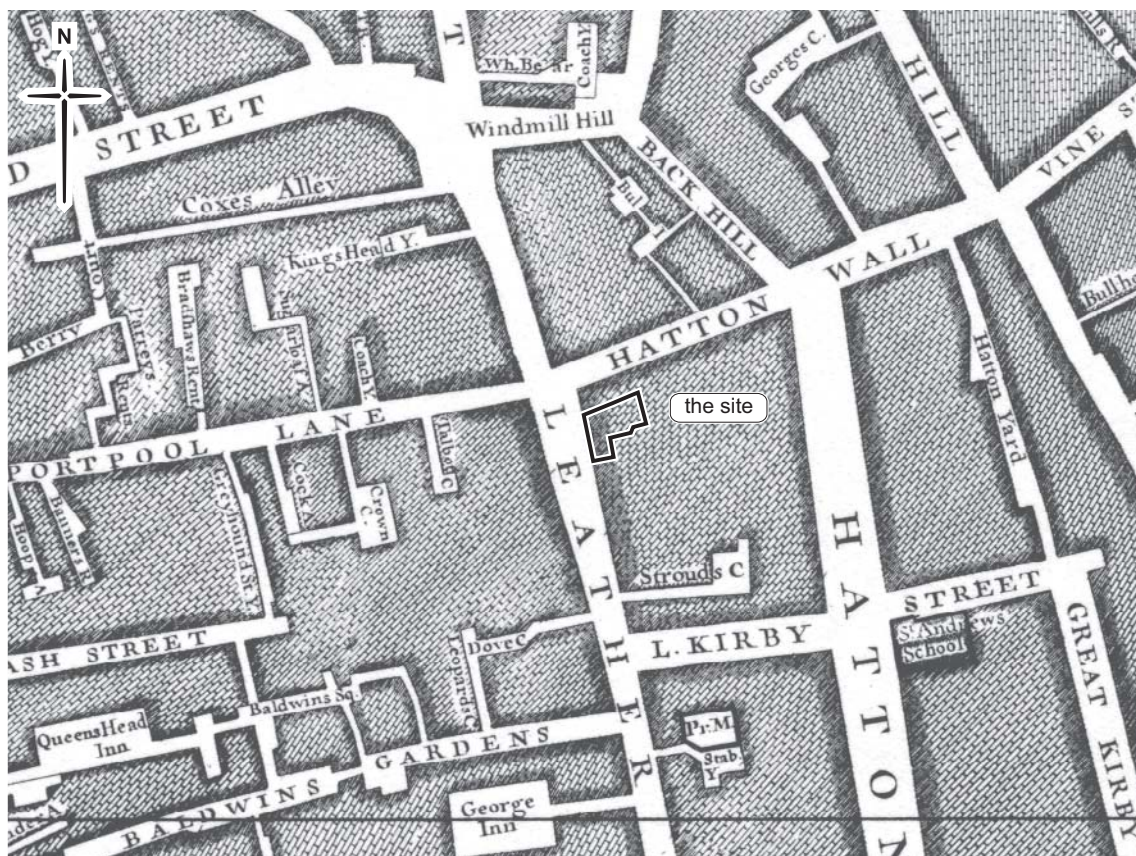


Fig 9 Rocque's map 1746



CAMD1269HEA16#10&amp;11



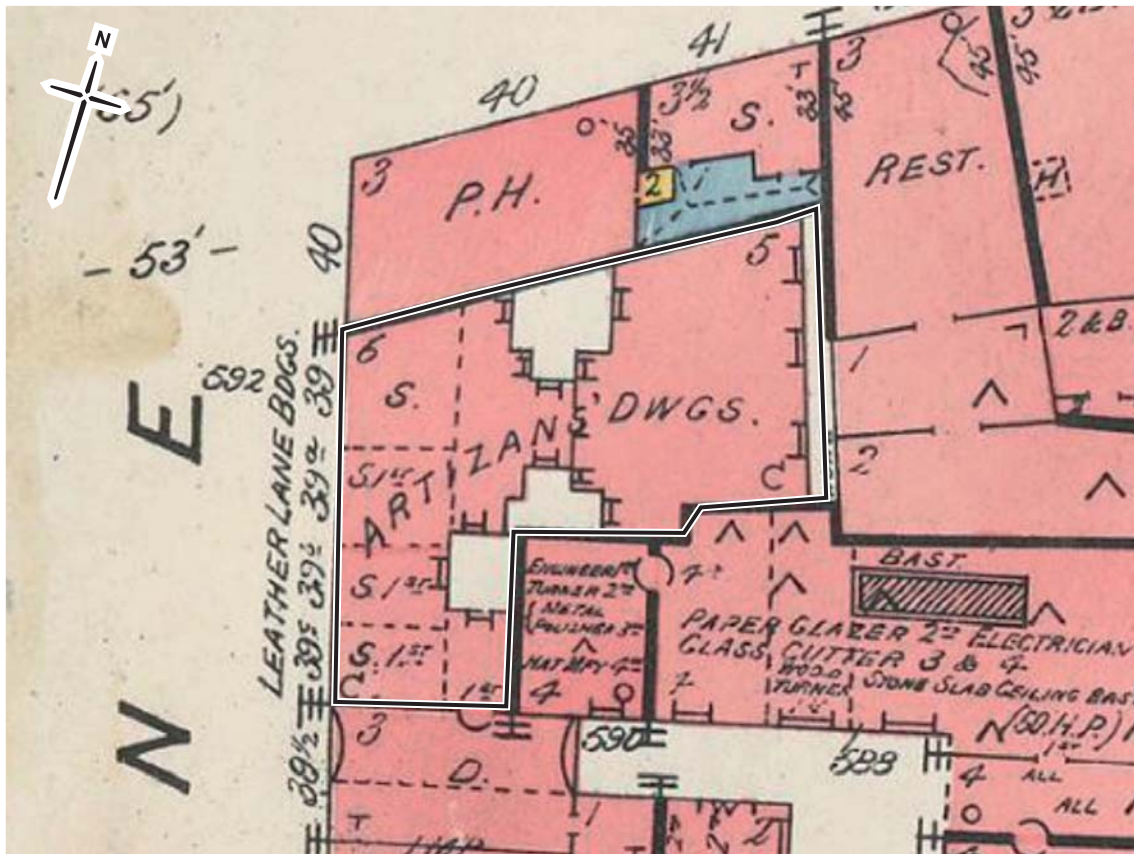


Fig 12 Goad's Fire Insurance Plan of 1887 © The British Library Board (Maps 145.b.22.6)

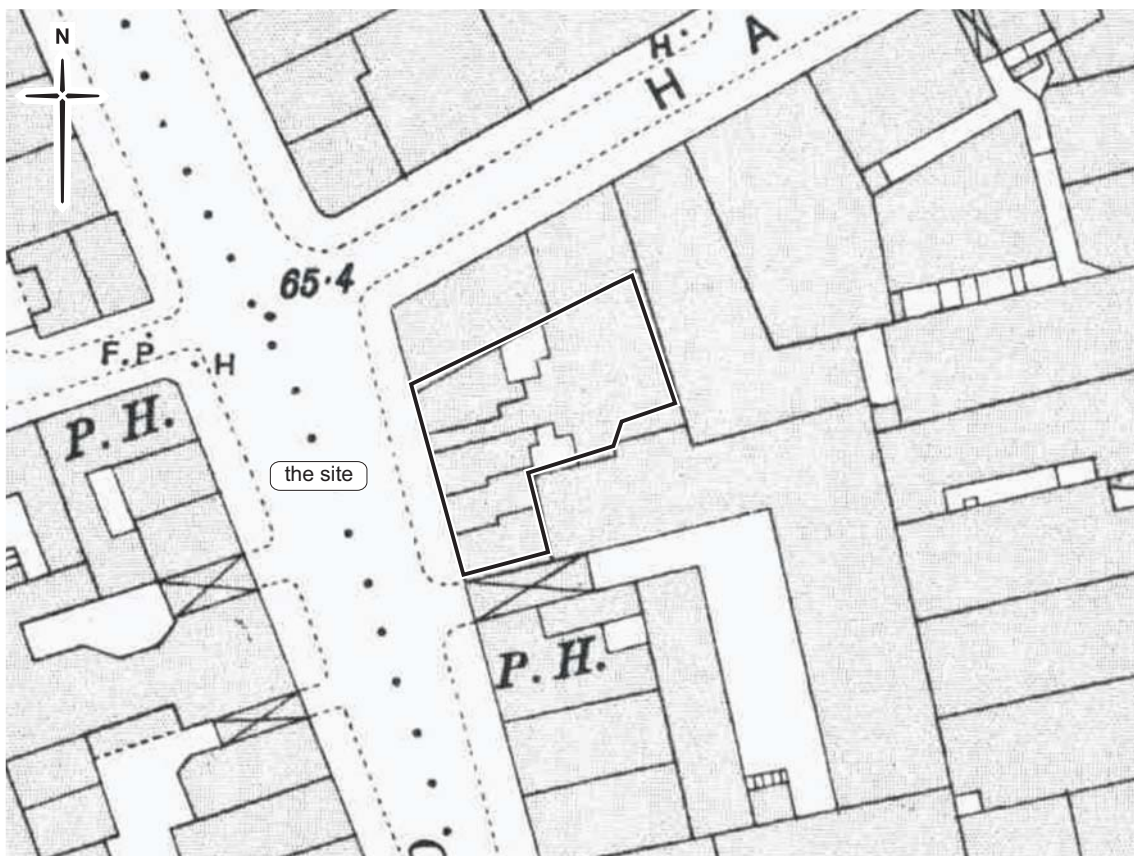


Fig 13 Ordnance Survey 2nd edition 25": mile map of 1896 (not to scale)

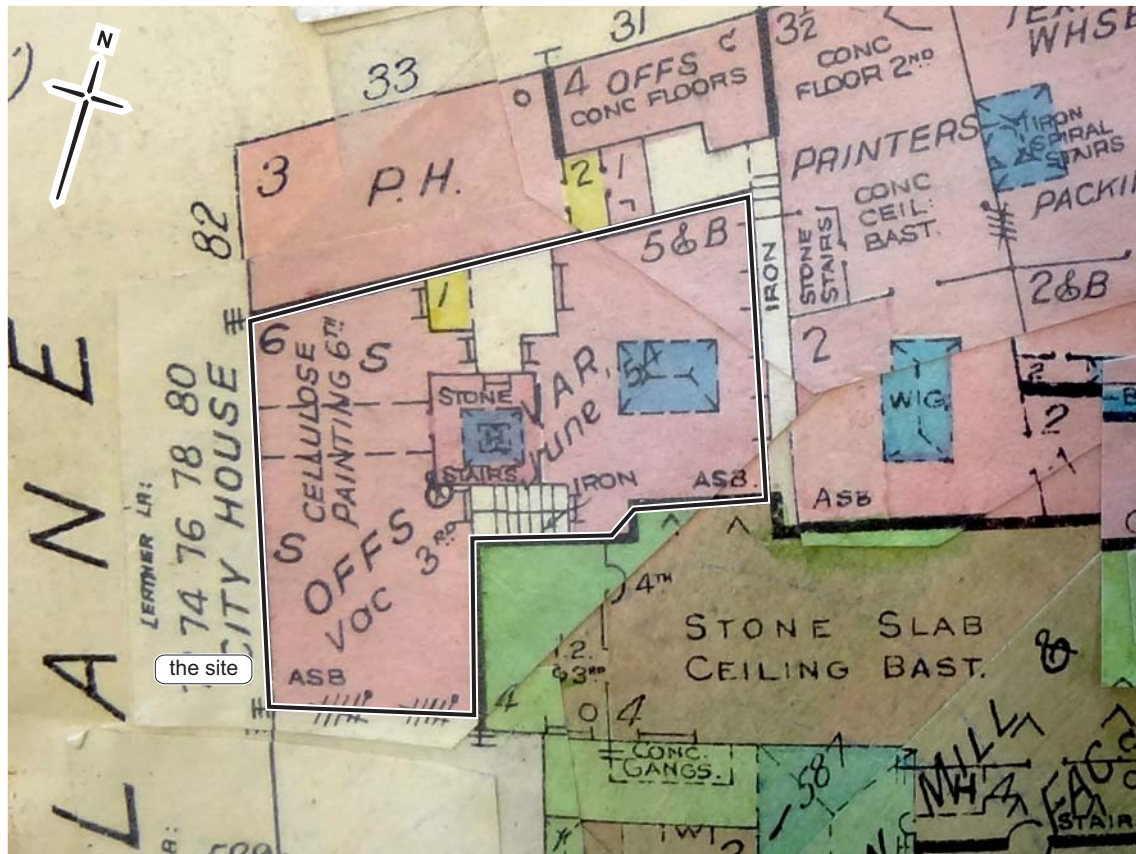


Fig 14 Goad's Fire Insurance Plan of 1922 (LMA/GOAD/VI/1922)

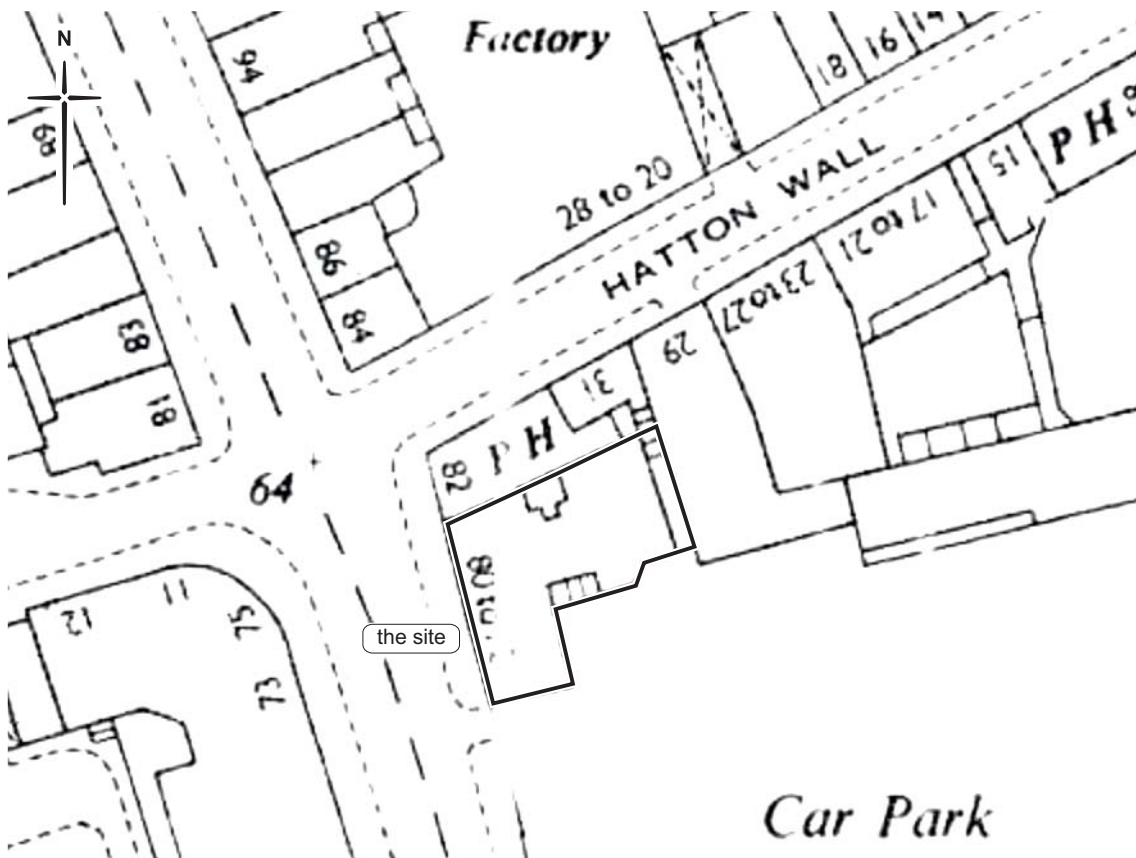


Fig 15 Ordnance Survey 1:250 scale map of 1958– 1962 (not to scale)





Fig 16 View of 72-80 Leather Lane, looking north-east (MOLA photograph 14-10-2016)



Fig 17 View of 72-80 Leather Lane, looking east (MOLA photograph 14-10-2016)



Fig 18 View of 72–80 Leather Lane from Portpool lane, looking east (MOLA photograph 14-10-2016)

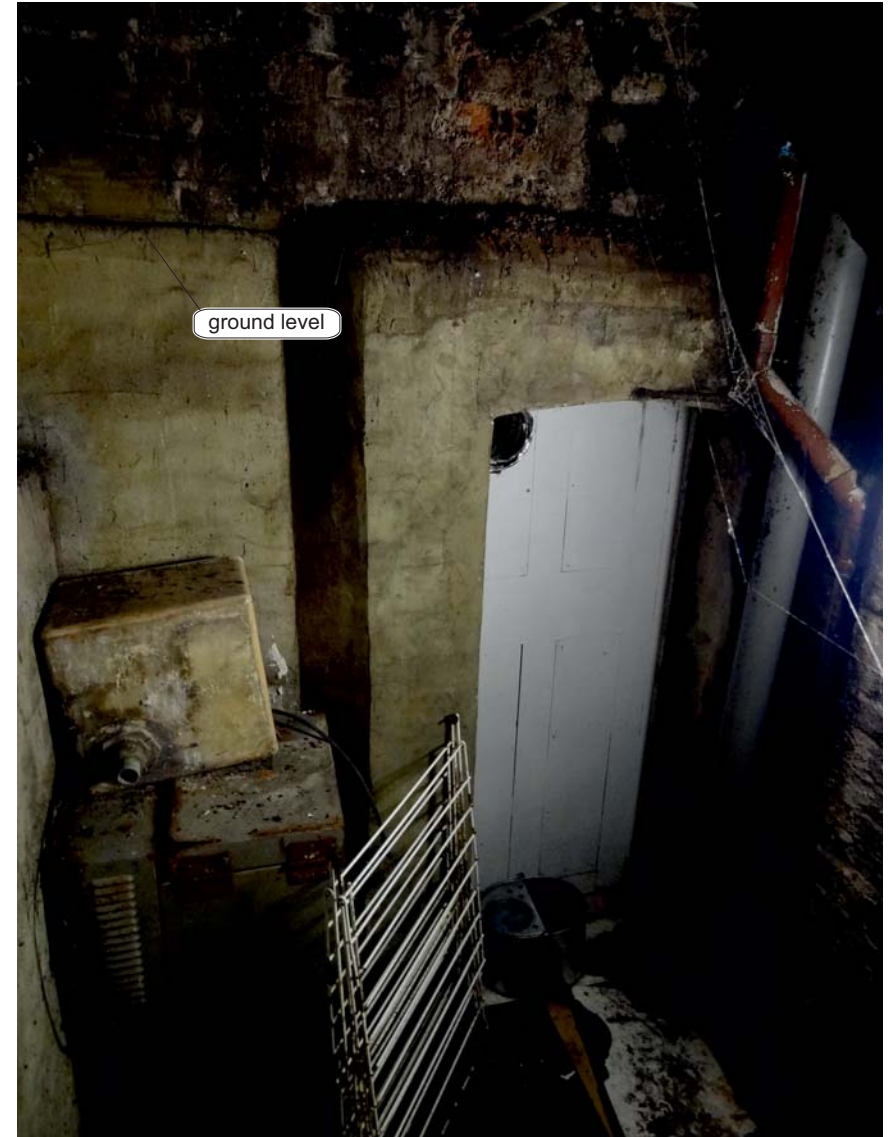


Fig 19 View within southern lightwell showing depth of basement and ground floor; looking west (MOLA photograph 14-10-2016)





Fig 20 Existing ground floor plan showing finished floor levels (Cadplan Measurement Solutions Project no. 8288 DRWG no. 02. Rev.D dated: 13-04-2016)



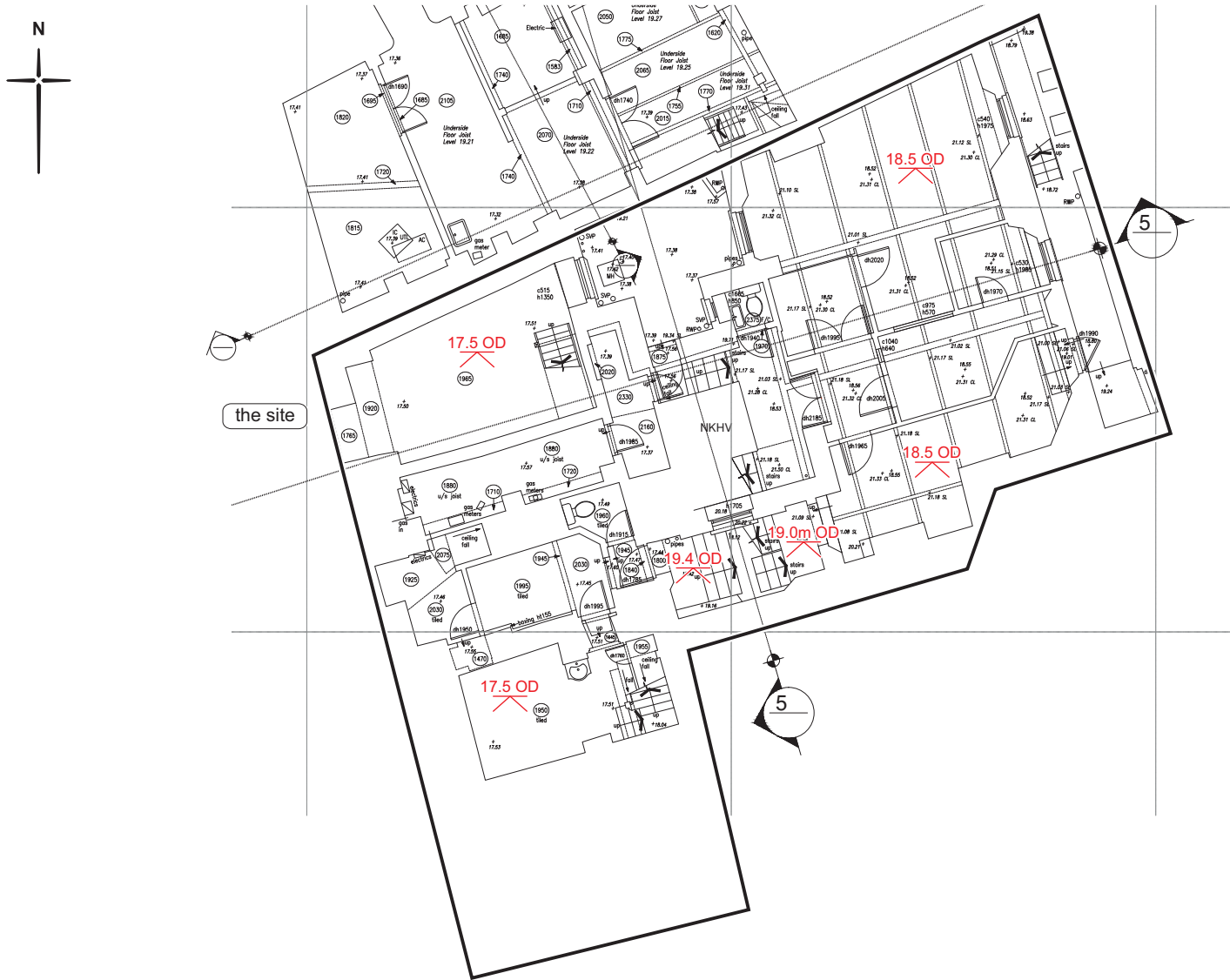


Fig 21 Existing basement plan showing finished floor levels (Cadplan Measurement Solutions, Project no. 8288 DRWG no. 03. Rev.C dated: 17-03-2016)

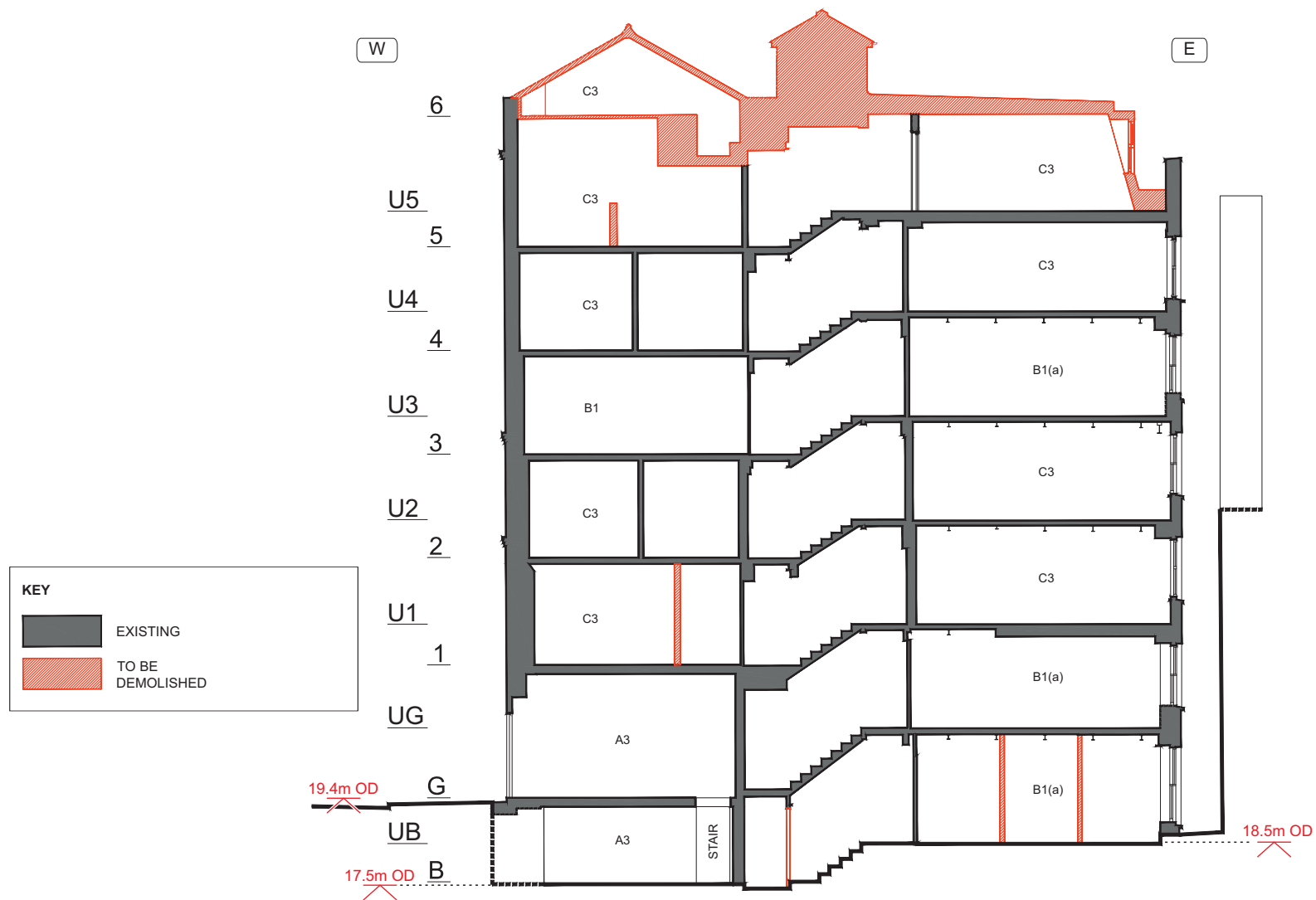


Fig 22 Existing south-facing section showing areas of proposed demolition (Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A020. Rev. B dated 01-09-2016)

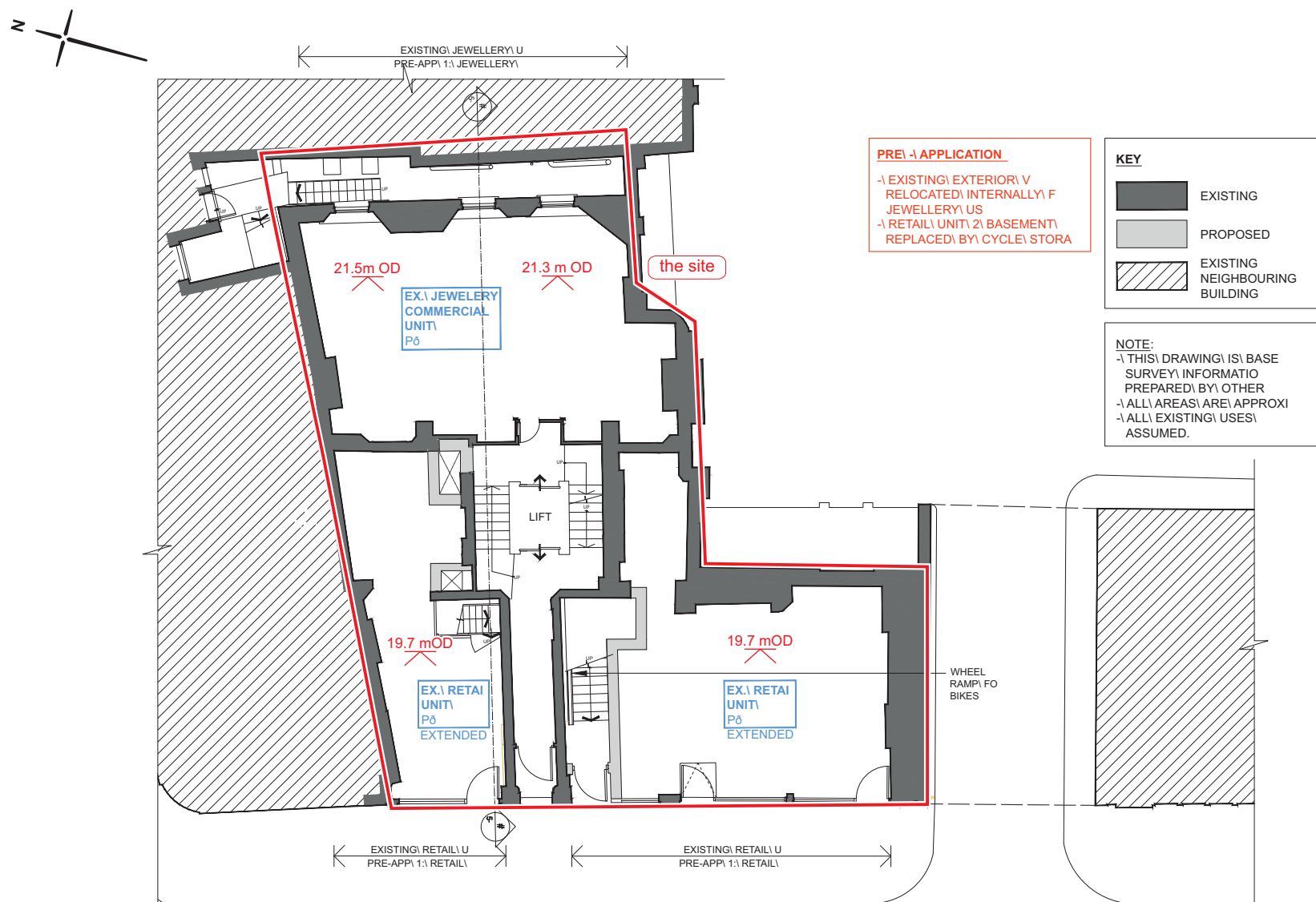


Fig 23 Proposed ground floor plan showing retained finished floor levels and internal modification (Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A102. Rev. A dated 06-01-2016)

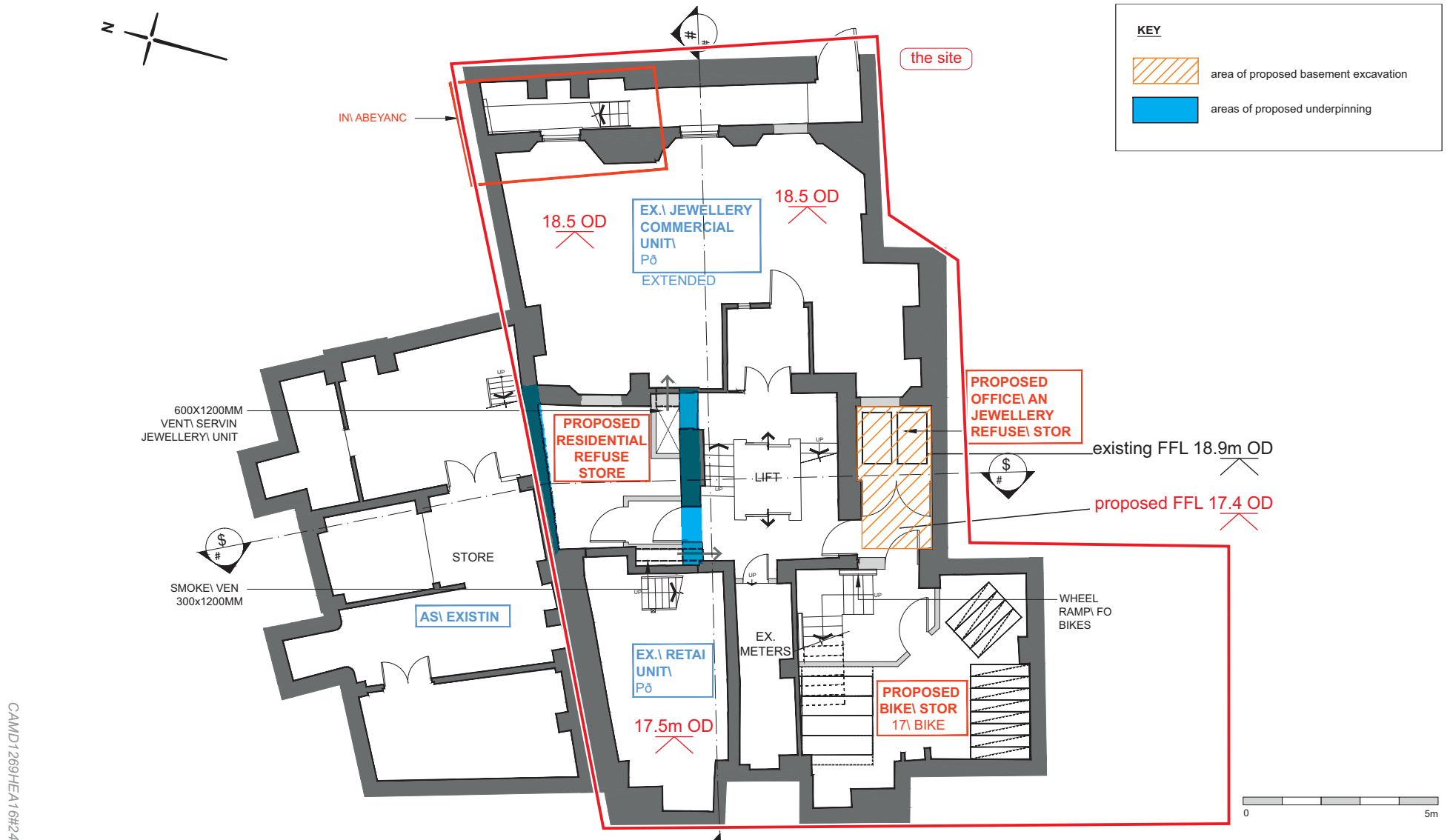


Fig 24 Proposed basement plan showing retained finished floor levels and area of proposed basement excavation; with areas of underpinning indicated (Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A101. Rev. B dated 13-05-2016)

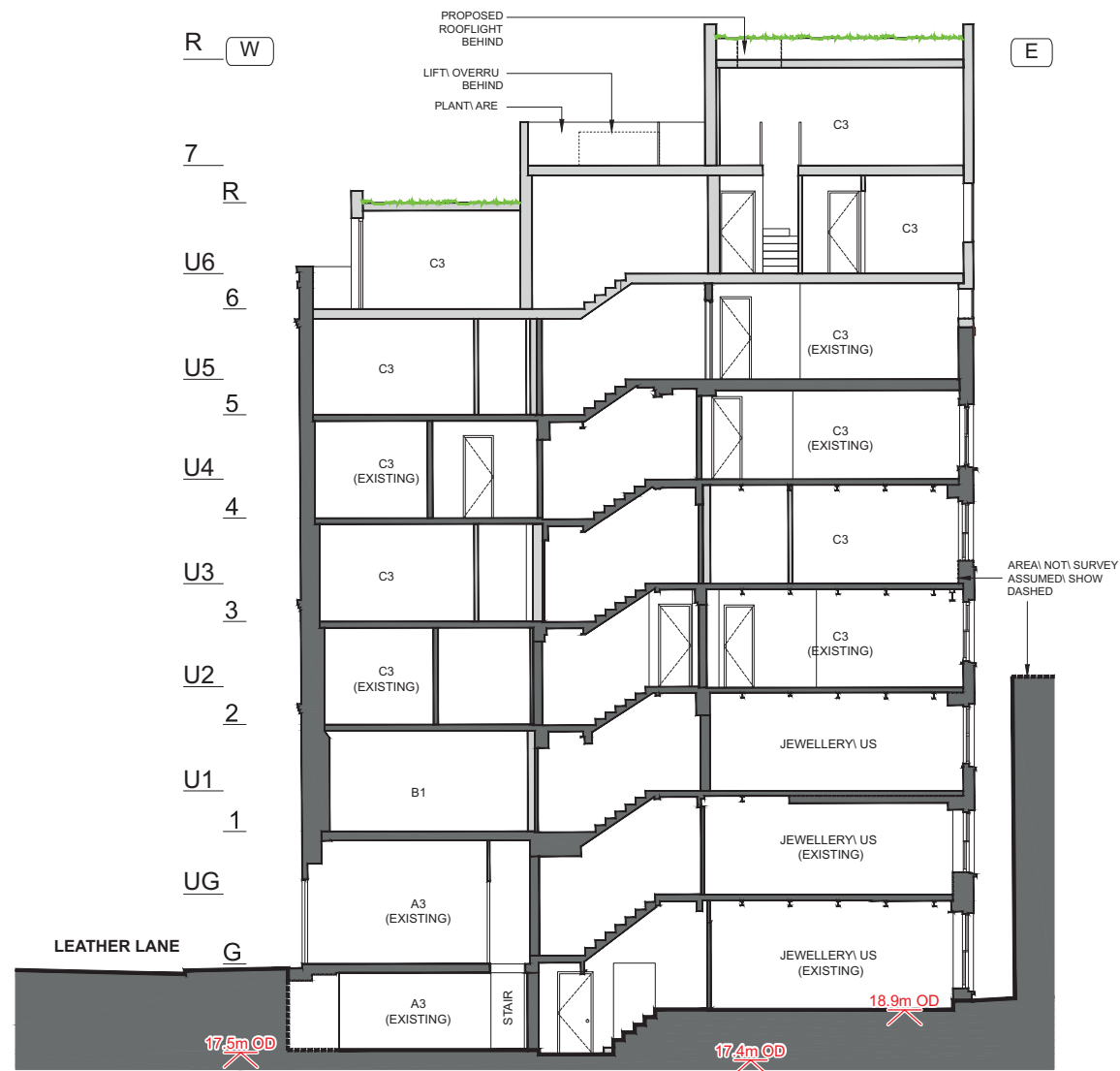


Fig 25 Proposed south facing section showing retained basement floors of 17.4m OD, 14.6m OD and 18.9m OD (Smith Caradoc-Hodgkins Architects, project no. 723 DRWG no. A120. Rev. B dated 06-01-2016)

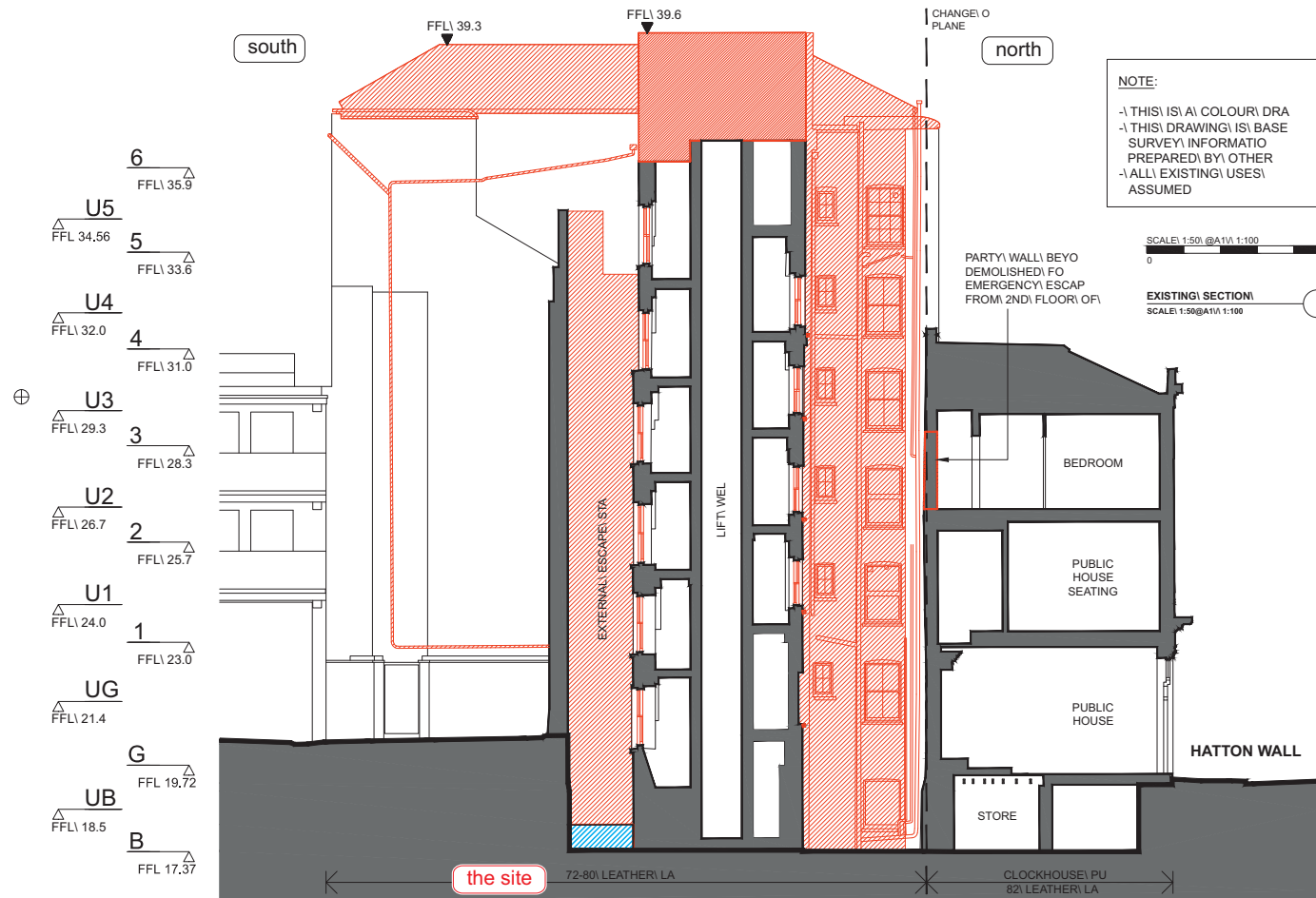


Fig 26 East facing section showing area of basement excavation below external escape stair in the south lightwell (Smith Caradoc-Hodgkins Architects Project no. 723 DWRG no. A021. Rev. B 01-09-2016)