



Outline Written Scheme of Investigation

Phoenix Place Site, Mount Pleasant, London

September 2016

Waterman Infrastructure & Environment Limited

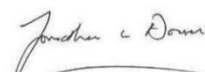
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- D. Knight H., and Vuolteenaho, J. (Museum of London Archaeological Service), July 2005. Mount Pleasant Mail Centre – Archaeological Impact Assessment
- E. Thomas, T. (Museum of London Archaeological Service), February 1994. Mount Pleasant Post Office – An Archaeological Investigation

1. Introduction

- 1.1. This outline specification for archaeological fieldwork has been prepared by Waterman Infrastructure & Environment Ltd (Waterman) on behalf of Royal Mail Group. Planning permission 2013/3807/P for redeveloping the site at Phoenix Place, London has been granted (see **Figure 1**).

- 1.2. This Outline Written Scheme of Investigation (OWSI) is required by Condition 5 of the planning permission, which states:

“Condition: No development shall take place until the applicant (or their heirs and successors in title) has:

- A) Secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing;*

The archaeological investigation shall be thereafter carried out in accordance with the programme set out in the approved Written Scheme of Investigation under Part (A).

- B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.*

- 1.3. This OWSI therefore relates to Part (A) of the condition, and will be used for procurement purposes. In order to comply with Part (A) of the planning condition, a Contractor will be appointed for the work specified herein.
- 1.4. This OWSI has been prepared to provide an outline scope of further investigations, in order to gain further information on the significance of any archaeological deposits at the Phoenix Place site. It presents an outline methodology for the required further work, to be used for procurement and programming purposes, forming the basis for an archaeological contractor to cost the necessary fieldwork and complete a detailed WSI.
- 1.5. The report resulting from the fieldwork scoped (in outline) below will present a digest of information on the character and significance of any below ground heritage assets located within the Phoenix Place site. The results of the proposed investigations will then need to be subject of suitable post-excavation analysis and assessment.

2. Site Location and Description

The Phoenix Place Site

- 2.1. The Phoenix Place site, which is approximately 1.4ha in area, is centred on Ordnance Survey Grid Reference TQ 30969 82257. It comprises land to the west of the Royal Mail Sorting Office, bound by Phoenix Place (road), Mount Pleasant (road), Gough Street and Calthorpe Street, in the London Borough of Camden (LBC).
- 2.2. Phoenix Place site itself is mainly used as a car park for Royal Mail staff. The majority of the Phoenix Place site comprises hard-standing, with a building / structure in the northern part of the Phoenix place site and limited soft landscaping. Phoenix Place (road), extending approximately north-south, divides the Phoenix Place site from the remainder of the Royal Mail Group operations (on Calthorpe Street site) and also demarcates the administrative boundary between LBC and the London Borough of Islington. Phoenix Place (road) is also part of the Phoenix Place site.

Geology

- 2.3. The majority of the Phoenix Place site is underlain by Made Ground and the Hackney Gravel Member. Alluvium associated with the former River Fleet is present on either side of Phoenix Place (road)¹. The deeper geological sequence beneath the Phoenix Place site comprises the London Clay Formation over the Lambeth Group, Thanet Sand Formation and Upper Chalk Formation.
- 2.4. A drift-filled scour hollow in the northern part of the Calthorpe Street site, extending to the north-west of Calthorpe Street, was revealed during ground works associated with the construction of the Mail Rail station, tunnels and depot in 1915-16². Drift-filled hollows (rock-head depressions) which occur beneath Lower Floodplain deposits of Ipswichian to Recent age in central London can be related to shallow buried 'channels' (elongated closed hollows), which often appear to coincide with stream junctions in the Recent age drainage pattern. Under-drainage may occur in some depressions through contact with underlying granular Lower Tertiary sediments³.
- 2.5. The superficial geology at the Phoenix Place site is thus fairly complex, with Hackney Gravel recorded to the north, London Clay through the centre and Alluvium associated with the River Fleet towards the south.⁴

Topography

- 2.6. Topographically, the Phoenix Place site slopes south from Calthorpe Street to Mount Pleasant, where there is a level change of between 7m and 5m along Phoenix Place. Towards Calthorpe Street, the Phoenix Place site is 19.44m Above Ordnance Datum (AOD) dropping to 13.98m AOD at the junction of Mount Pleasant (road) with Phoenix Place.

1 British Geological Survey, 1994. England and Wales Sheet 256 *North London Solid and Drift Geology*, 1:50,000 Keyworth, Nottingham: British Geological Survey

2 Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

3 Berry, F.G., 1979. *Late Quaternary scour-hollows and related features in central London*. Quarterly Journal of Engineering, Geology and Hydrology, 12 (1), pp.9-29

4 Quaternary Scientific (QUEST) Unpublished Report February 2014; Project Number 294/13

The Proposed Development

- 2.7. The description of the Phoenix Place Development, as granted planning permission in March 2015 (2013/3807/P) is as follows:

“Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724 sq. m (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sq. m. (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx. 196 spaces) cycle (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works.”

3. Summary of Heritage Background

- 3.1. The heritage baseline of the Phoenix Place site was assessed through a walk-over survey, a desk-based assessment of secondary sources (including maps and place name evidence), a review of relevant data accessed via the Camden Local Studies and Archives Centre, the Islington Local History Centre and the British Postal Museum and Archive, Historic England's websites and data from the Greater London Historic Environment Records (GLHER). The intention of the search was to locate known heritage assets and settings which could be affected by the Phoenix Place Development.
- 3.2. The research also aimed to inform the prediction of unknown heritage assets within the Phoenix Place site from the results of previous heritage investigations in the 350m radius study area.

Designated Heritage Assets

- 3.3. There are no designated below ground heritage assets in the Phoenix Place site, although the northern part of the Phoenix Place site is located within an Archaeological Priority Area (APA) 'London Suburbs' as designated by LBC, and identified by the Greater London Archaeological Advisory Service (GLAAS) as the suburbs of Roman *Londinium*, part of Saxon *Lundenwic* and an area of extensive Medieval and post-Medieval settlement.

Non-Designated Heritage

Prehistoric (up to 42 AD)

- 3.4. The Hackney Gravel beneath the Phoenix Place site and surrounding area is a major source of Palaeolithic materials⁵. Evidence from this period includes a Palaeolithic hand axe [MLO1822] recovered in the nineteenth century at Northampton Road approximately 350m east of the Phoenix Place site. Further nineteenth century finds from Prehistory are concentrated at Grays Inn Road. These include an assemblage of Palaeolithic lithic tools [MLO23431, approximately 95m west of the Phoenix Place site and, MLO46117, approximately 230m north-west of the Phoenix Place site], a Mesolithic hand axe [MLO17696] and a Neolithic hand axe [MLO17697], approximately 85m west of the Phoenix Place site. A further collection of Palaeolithic artefacts, including hand axes and elephant bones recovered in the seventeenth century were also thought to originate from Grays Inn Road, but are mapped approximately 200m north-east of the Phoenix Place site on Kings Cross Road [MLO16262].
- 3.5. No heritage assets from the later Prehistoric, namely the Bronze Age and the Iron Age, have been identified in the study area. The archaeological evaluation⁶ of the Calthorpe Street site in 1993 [ELO4061] found no Prehistoric heritage assets.

Roman (43 AD to 409 AD)

- 3.6. Heritage assets from the Roman period found within the study area comprise three find spots. These include a *frollis* of Constantine I [MLO71745] and a coin of Antoninianus of Carausius [MLO71746], both found approximately 240m east of the Phoenix Place site, and a brass counterfeit of a barbarous radiate coin of Germanicus or Claudius [MLO17777] found in the Fleet Ditch at Gough Street, mapped as having been found within the Phoenix Place site.

⁵ Museum of London, 2000. *The Archaeology of Greater London – An assessment of archaeological evidence for human presence in the area now covered by Greater London*.

⁶ Thomas, T. (Museum of London Archaeology Service), 1994. *Mount Pleasant Post Office: An Archaeological Investigation*.

- 3.7. The archaeological evaluation⁷ of the Calthorpe Street site, carried out in 1993, identified no Roman heritage assets [ELO4061].
- 3.8. The Phoenix Place site is located outside the Roman city of *Londinium*. The line of Theobalds Road, which is over 200m south-west of the Phoenix Place site, is considered to be the northern Roman bypass for *Londinium* and that the general area was, at the time, farmland [ELO12228]⁸. Oxford Street follows the line of this road, which crosses the Fleet at the junction of Clerkenwell Road and Farringdon Road. The presence of the flood plain of the River Fleet is unlikely to have made the Phoenix Place site a prime settlement location at this time.

Early Medieval (410 AD to 1065 AD)

- 3.9. The sole buried heritage asset relating to this period is a Saxon cane chevron bead [MLO359] found approximately 330m east of the Phoenix Place site in Northampton Road.
- 3.10. The archaeological evaluation⁹ carried out in the Calthorpe Street site in 1993 identified no Saxon heritage assets [ELO4061].

Medieval (1066 AD to 1539 AD)

- 3.11. Re-used Medieval masonry [MLO61482], including some elements of architectural detailing, was recorded at Doughty Street, approximately 185m west of the Phoenix Place site. Their presence suggests that a large Medieval building was present in the area. The possible source could include the nunnery of Saint Mary, noted below, or the Grand Priory of the Order of Saint John of Jerusalem located less than 1km south-east of the Phoenix Place site.
- 3.12. The area of Clerkenwell to the south of the Phoenix Place site developed from the twelfth century around the nunnery of Saint Mary at Clerkenwell Green [ELO7845]¹⁰. The northern precinct follows the present day Bowling Green Lane, located approximately 250m south-east of the Phoenix Place site.
- 3.13. A waste pipe or conduit extended into a stone gutter at Saint John Street [MLO45801], approximately 500m east of the Phoenix Place site, although marked on the GLHER only 150m east of the Phoenix Place site.
- 3.14. The Phoenix Place site is located outside the main area of Medieval activity to the south-east. The area around the Phoenix Place site was fertile meadowland within and close to the flood plain of the River Fleet¹¹. No archaeological evidence was recorded from this period by the archaeological evaluation of the Calthorpe Street site¹².

⁷ Ibid.

⁸ AOC Archaeology Group, 2012. *Land at 24-28 Warner Street, London Borough of Camden: An Archaeological Evaluation and Geoarchaeological Report*.

⁹ Thomas, T. (Museum of London Archaeology Service), 1994. *Mount Pleasant Post Office: An Archaeological Investigation*.

¹⁰ Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

¹¹ Weinreb, B. Hibbert, C. Keay, J. & Keay, J., eds., 2008. *The London Encyclopaedia*. London: Macmillan.

¹² Thomas, T. (Museum of London Archaeology Service), 1994. *Mount Pleasant Post Office: An Archaeological Investigation*.

Post-Medieval (1540 AD to 1750 AD)

- 3.15. The earliest map of appropriate scale to represent the Phoenix Place site is the Agas map of 1560. This depicts the hamlet of Clerkenwell (marked as '*Clerken Well*') and the nunnery of St Mary to the south-east of the Phoenix Place site. This map also shows what may be the present day Farringdon Road [MLO24967]. The Phoenix Place site and surrounding area are represented as rural, open fields. A river, with steep, straight banks (presumably the River Fleet), is only indicated to the south of the Phoenix Place site.
- 3.16. Artefacts were recovered from the River Fleet approximately 200m east of the Phoenix Place site. These included two bosses or buckles from targets depicting Henry VIII and several knives [MLO1666].
- 3.17. London's Civil War Defences were created in 1642-43. GLHER projections indicate that the line of the defence works passed either across the Phoenix Place site or close by. According to the information published by Historic England¹³ "*there are difficulties in reconciling the nature of the available evidence and trying to establish the number, nature and position of individual works. These included a mixture of hornworks, rectangular and bastioned forts, star forts, and other positions and batteries. Between the various strong points was a rampart fronted by a ditch.*" (...) "*Despite the scale of the works, no contemporary map of them exists.*"
- 3.18. Historic England map 'Fort Number 9' (Wakefield or Pindar Fort) is shown immediately east of the Phoenix Place site in the location currently occupied by the Mount Pleasant Sorting Office (within the Calthorpe Street site). The evidence to support this location stems from a resolution of the common council calling for a battery and breastwork on the hill east of Black Mary's Hole.¹⁴
- 3.19. An evaluation carried out within the projected line of the Civil War Defences at the Calthorpe Street site (immediately to the east of the Phoenix Place site)¹⁵ did not observe any remains interpreted as belonging to this period. The observed sequence describes that site as "*heavily truncated London Clay by the later GPO buildings*". In the west of that evaluation, the area sloped down into the Fleet valley, and alluvial silt deposition sequences were recorded as overlain by "*random and systematic dumping*" (...) "*later, large areas of the river valley observed across the site were backfilled and levelled over by large dumps of mixed silts, fragments of soft red-brick tiles, mortar and other types of building materials. Generally, these dumps filled this part of the river valley to a depth of approximately 3.50m – 4.00 m, and level height of 14.19m – 14.30m OD*". This area also included a number of external load-bearing and internal soft brick walls and foundations, cut into the river dumps, and laid within a large east-west aligned trench, interpreted as indicative of a "*corridor wing within the Middlesex House of Correction Prison Building*". Because of the deeper stratigraphy on the eastern edge of the River Fleet, deeper foundations were required for the Middlesex Correction House, and as a consequence of the subsequent levelling of the site, these foundations and walls survived to a height of 2.5 to 3.0m.¹⁶
- 3.20. The Civil War Defences are not mentioned in that report, but given the current view that Fort Number 9 was located on that site, the possibility that the alignment of the buildings and construction method of the Middlesex House of Correction were influenced by the former Civil War Defences following the same east-west alignment, must be considered. Whether any remains of the Civil War Defences had survived the known substantial truncation from the Middlesex House of Correction built some 150 years later to the east of the site, or within the Phoenix Place site itself, would be one of the aims

¹³ Pastscape "*London Civil War Defences*" in http://www.pastscape.org.uk/hob.aspx?hob_id=1395290 [Accessed 23 June 2016]

¹⁴ Porter, S. 1996. *London and the Civil War*, p. 133

¹⁵ Thomas, T. (Museum of London Archaeology Service), 1994. *Mount Pleasant Post Office: An Archaeological Investigation*.

¹⁶ Ibid.

of the investigations proposed herein. However, it should be noted that detailed mapping dating from these intervening years, such as Rocque's map of 1746, does not depict any remnants of the Civil War Defences. Instead, it depicts a large mound aligned roughly north-west to south-east.

- 3.21. It is also possible that although there are records of an plan to build a battery and breastwork on the hill above Black Mary's Hole, the engineering difficulties evidenced in the design and construction of the Middlesex House of Correction, and later in the construction of the Rail Mail buildings and tunnels, caused by unstable river bed geology and water ingress, could have caused the instructed battery and breastwork to be built further away from the Fleet valley, and therefore, could have resulted in a different alignment of the Civil War Defences than that currently postulated (see above).
- 3.22. A well discovered in 1697 became the site of a bath house built by Baynes in the same year¹⁷ [MLO25711]. Located approximately 130m east of the Phoenix Place site, on the present day Rosebery Avenue, it gave its name to Coldbath Square and to Coldbath Fields; the latter included the Calthorpe Street site and the Mount Pleasant Sorting Office. Although not represented on Agas map, Cold Bath Square, Cold Bath Street and the Cold Bath are all represented on Rocque's map of 1746 (**Appendix B**).
- 3.23. A site, whose name could reference the Cold Bath (though more probably 'London Spa' on the corner of the present day Amwell Street and Rosebery Avenue), is Spa Field Chapel [MLO25719], which was located approximately 360m east of the Phoenix Place site on modern day Exmouth Market. It was the first chapel of 'The Dissenters', who were also known as 'The Countess of Huntingdon's Connection'. This is not represented on the Agas map, although it is possibly shown on Rocque's map of 1746 (**Appendix B**), as is the London Spa.
- 3.24. The urbanisation of the area to the south and east of the Phoenix Place site is well represented on Rocque's map of 1746 (see **Appendix B**). It shows and names Great Warner Street and Mount Pleasant (road) to the south of the Phoenix Place site.
- 3.25. Approximately 180m east of the Phoenix Place site, the Rocque map depicts a group of four buildings with an orchard to the rear fronted by Farringdon Road (possibly named Coppice Row by Rocque), entitled 'Sir John Oldcastle's'. This is recorded on the GLHER as Sir John Oldcastle's mansion [MLO25710], but is noted by Drummond-Murray¹⁸ as being the tavern named the 'Sir John Oldcastle' or the 'Lord Cobham'. The tavern fell into disrepair and was demolished in 1762¹⁹.
- 3.26. Rocque's map also depicts a less dense collection of buildings and enclosed garden plots, backed by the River Fleet, to the north of the Phoenix Place site at Black Mary's Hole. The River Fleet meanders across the Phoenix Place site and, where it crosses Mount Pleasant (a triangular open space in the eighteenth century), is a collection of six or more densely packed buildings. Rocque's map also suggests a narrowing of the River Fleet valley at this point and, on the eastern side of the river, an elongated mound, aligned roughly north-west to south-east; possibly the very large public rubbish dump known to have existed at Mount Pleasant.

¹⁷ Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

¹⁸ Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

¹⁹ *Ibid*.

- 3.27. The archaeological evaluation²⁰ of the Calthorpe Street site identified at least two concentrated episodes of dumping in the same area on the east bank of the River Fleet (possibly the elongated mound depicted by Rocque) [MLO64265]. The dumping is reported to have been a distinct local landmark, “a huge rubbish heap which had grown up on the site of an eighteenth century bathing place, known as Cold Bath Spring”²¹. The Mount Pleasant Supplementary Planning Document (SPD) also refers to the rubbish heap and reproduces a map of 1754 that depicts a rounded mound on the east bank of the River Fleet²². The River Fleet became heavily polluted from industries such as tanning and tile-making and by 1764 it was culverted.

Industrial (1751 AD to present)

- 3.28. Harwood’s map of 1792 (see **Appendix B**), like Rocque’s, indicates that the areas to the south and east of the Phoenix Place site are the subject of increasingly dense urbanisation, although the Phoenix Place site and immediate surrounding area is shown to remain largely open. A street (now named Mount Pleasant) is shown to extend north-east from Mount Pleasant to Coppice Row (now Farringdon Road) is named ‘Baynes Row’ (after the first owner of the Cold Bath). The tavern on the corner of Coppice Row and Baynes Row has been re-ordered (possibly not completely demolished in 1762)²³ and is now named ‘Cobham’s Head’. Elsewhere, the less meandering course of River Fleet is shown to have changed compared to 46 years earlier. The River Fleet now flows past the collection of buildings at the junction of Mount Pleasant and Baynes Row. The frontage buildings from this collection are further set back than those shown on Rocque’s map, but the three backlands’ ranges survive in much the same form as shown on previous maps.
- 3.29. The greatest change indicated on Harwood’s map is the advent of the Middlesex House of Correction (or Coldbath Fields Prison) [MLO25709 & MLO64261] located immediately east of the Phoenix Place site (on the Calthorpe Street site). Harwood’s map shows the original build of the prison completed in 1794 (see **Appendix B**) as a fully infilled block.
- 3.30. The Middlesex House of Correction²⁴ covered an area of nine acres (approximately 3.64ha.) and was designed by John Howard²⁵. A letter published in the ‘Gentlemen’s Magazine’ from 1796, cited by the Museum of London Archaeology Service²⁶, noted that:

“The spot on which it [the prison] is erected having been naturally swampy and long used for a public lay stall, it was found prudent to lay the foundations so deep, and pile it so severely, that it is supposed there are as many bricks laid underground as appear to sight”.

20 Thomas, T. (Museum of London Archaeology Service), 1994. *Mount Pleasant Post Office: An Archaeological Investigation*.

21 General Post Office, 1935, *Mount Pleasant*.

22 London Borough of Camden and London Borough of Islington, 2012. *Mount Pleasant Supplementary Planning Document*.

23 Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

24 General Post Office, 1935. *Mount Pleasant*.

25 House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

26 Drummond-Murray, J. (Museum of London Archaeology Service), 1992. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845

- 3.31. Tyrer's map '*The Inhabitants of Clerkenwell and its Environs*' (dated 1805), marks the prison as an infilled block, naming it as 'County Gaol'. Approximately 400m north-east of the Phoenix Place site, Tyrer's map depicts the bath house of 'Merlin's Place' [MLO18881] and, approximately 320m north of the Phoenix Place site, depicts a site of tile kilns [MLO1443]. Tyrer's map also shows, approximately 210m north of the Phoenix Place site, the public resort and gardens of '*Bagnigge Wells*' [MLO394] through which the River Fleet flowed. The wider area also witnessed the development of similar pleasure gardens. Approximately 250m west of the Phoenix Place site, Mecklenburgh Square [MLO103799] was laid out in 1809 by Joseph Kay and, approximately 270m east, Wilmington Square [MLO101403] was laid out in 1820 by John Wilson as the centre piece to the development of the Spa Field Estate. The former is designated as a Registered Park and Garden while the latter was designated under the London Squares Preservation Act of 1931. Bagnigge Wells remained open until 1840.
- 3.32. Horner's '*Plan of Clerkenwell*' of 1813 (**Appendix B**) shows the original prison in the same outline as Horwood and Tyrer, but has greater detail. The prison is formed with two parallel east-west ranges with 'lodges' at each corner and a central north-south range joining them. A number of lesser, ancillary buildings are also depicted within the prison's precinct and beyond the south-east corner of the precinct. A canalised ditch is depicted crossing that site, extending in a north-east to south-west direction. It drained a number of streams on the open land to the north-east into the River Fleet. The main urban development is still shown to the south and east of the Phoenix Place site.
- 3.33. An aerial view of the prison at its fullest extent is reproduced in **Appendix B**²⁷. Pinks' map, '*Parish of Clerkenwell*' (dated 1865) (**Appendix B**) shows the prison bound by Farringdon Street, Baynes Row, Phoenix Place and Lower Calthorpe Street. The area immediately surrounding the site has been fully developed (probably from the 1820s onwards) and the River Fleet is now culverted, although its course is represented by the administrative boundary between Clerkenwell, Saint Pancras and Saint Andrews.
- 3.34. The north and west of the study area was largely developed from the late Georgian / early Victorian period, with the attendant increase in population, reflected by an increase of burial grounds in the area. These include a burial ground at Exmouth Market [MLO25720] approximately 300m east of the Phoenix Place site and on Grays Inn Road [MLO60004, MLO21121 and MLO60005] approximately 140m north-west of the Phoenix Place site. The latter was closed for burials in 1850 and opened as a public park in 1885 [MLO103811].
- 3.35. The OS mapping of 1877 shows a dense matrix of terraced housing surrounding the Phoenix Place site. The prison is not depicted on this OS extract. The cut-and-cover construction of the London Underground Metropolitan Line (originally the 'Metropolitan Railway') is shown running along the north-east side of Farringdon Road. The culverted course of the River Fleet is also indicated running across the west corner of the Calthorpe Street site, the central section of Phoenix Place and, in a dog-leg, across the Phoenix Place site.
- 3.36. The Phoenix Place site is developed with a complex matrix of enclosed, irregular courts, around which are varying sizes of industrial buildings. A brass foundry is marked fronting onto Durrington Street and a Cartridge Works fronting onto Phoenix Place. Terraced housing fronts Mount Pleasant and Gough Street along the southern and western boundaries of the Phoenix Place site.
- 3.37. The prison came under the control of the Prisons Commissioners in 1877 and closed in 1885²⁸. Two years later, the Post Office used the former prison as a parcel-post sorting office²⁹. More accommodation was soon needed and the prison was demolished in 1889 [MLO25709]³⁰.

²⁷ Ibid.

²⁸ House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

²⁹ General Post Office, 1935. *Mount Pleasant*.

³⁰ House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

- 3.38. In 1889-90, the first purpose-built post office building at Mount Pleasant was constructed³¹. The OS mapping of 1896 shows the post office building occupying the majority of the Calthorpe Street site. Numerous ranges of buildings are shown immediately to the south of the Calthorpe Street site along land between the new post office and Mount Pleasant, which are shown as a 'Postal Telegraph Factory'.
- 3.39. The OS mapping of 1896 also shows that Lower Calthorpe Street has become Calthorpe Street and that Rosebery Avenue has been cut through the dense medieval and post-Medieval developments to the south-east of the Phoenix Place site.
- 3.40. In 1900, the post office building on the Calthorpe Street site (known as the 'Old Building' in the twentieth century) was extended to the south-east resulting in the demolition of the Postal Telegraph Factory and the last, extant remnants of the old prison buildings³². The OS mapping of 1916 (**Appendix B**) reflects this development. It also names the brass foundry on Phoenix Place site fronting onto Mount Pleasant as 'Phoenix Foundry'.
- 3.41. The Phoenix Place site was developed through the first half of the twentieth century with various works and factories. The Phoenix Foundry is noted as catering for brass and iron on the OS mapping from 1952, which also shows a 'ruin' to the north-east of the foundry, a garage, a public house fronting Gough Street (the 'Two Brewers') and a 'food factory' to the west. By 1971, the entire Phoenix Place site was cleared of extant buildings, except for Freeling House in the north-western part.

The River Fleet

- 3.42. It is likely that the name of the River Fleet derives from the Old English *flēot*, meaning a stream or a creek³³. The River Fleet originates as two distinct streams which join at Camden Town and flows into the River Thames under Blackfriars Bridge³⁴.
- 3.43. As the River Fleet approached the Phoenix Place site from the north, it originally meandered across the north-west corner of the Calthorpe Street site (as shown on historic mapping up to 1813). The geomorphological form of a river valley is clearly represented in the topography of the area, where the River Fleet crosses the Phoenix Place site. The river followed a moderate gradient across the site and this is reflected by greater sediment deposition in the area and an associated meandering course³⁵.
- 3.44. The River Fleet is joined by two further streams. The first, flowing west across the northern part of the Calthorpe Street site from Merlin's Place (shown on Horner's map of 1813 – **Appendix B**) is shown to be culverted at 12.80m AOD and 11.12m AOD near Farringdon Road and Phoenix Place respectively³⁶. The second, emanating from Lamb's Conduit Fields to the west, joined the River Fleet near to the aforementioned Phoenix Foundry on the Phoenix Place site³⁷. It is possible that some remains of this tributary survive in the south-west corner of the Phoenix Place site.
- 3.45. Having been culverted by 1862 (see Pinks' map of that year **Appendix B**), the River Fleet now approaches the Phoenix Place site under Pakenham Street and beneath the road, Phoenix Place, within the Phoenix Place site³⁸. The topographic survey indicates that the River Fleet is culverted at 9.77m AOD at the northern end of Phoenix Place³⁹.

31 General Post Office, 1935. *Mount Pleasant*.

32 *Ibid*.

33 Ekwall, E. 1960. *The Concise Oxford Dictionary of English Place-names*. 4th ed. Oxford: Clarendon Press.

34 Myers, S. 2011. *Walking on Water: London's Hidden Rivers Revealed*. Stroud: Amberley.

35 *Ibid*.

36 Adams Kara Taylor. 2009. *Plan of Existing Tunnels and Sewer Constraints*.

37 Myers, S. 2011. *Walking on Water: London's Hidden Rivers Revealed*. Stroud: Amberley.

38 *Ibid*.

39 Adams Kara Taylor. 2009. *Plan of Existing Tunnels and Sewer Constraints*.

Truncation and Potential for Survival

- 3.46. A watching brief over geo-technical trial pits within the Phoenix Place site in 2005⁴⁰ (included in **Appendix D**) concluded that:

“Small-scale industrial activity including a brass foundry is known to have existed in this area during the 19th century and it appears likely that this area was used for a similar purpose in the 18th century. Houses fronting onto Mount Pleasant are known to have stood on the site in the mid-18th century, and 19th century terraced housing fronted on Gough Street. The 19th century houses are likely to have been three or possible four storeys high with basements, the basements could have extended to 3.2m below ground level. (...) However, remnants of basement walls that still exist on the southern area of the site show that basements depths varied across the site and therefore it should be remembered that the extent and depth of these cellars across the site as a whole is unlikely to have been consistent and archaeological survival may well have been higher in places. (...) The extent of foundations associated with any of these buildings can only be estimated but there is a high possibility that such foundations will have truncated underlying archaeological deposits.”

- 3.47. The depth of archaeological deposits recorded in the 2005 watching brief indicates that post-Medieval dumps survive to a depth of more than 4.4m below ground level (see above). Similarly, the geo-archaeological survey carried out in 2014, confirmed that:

“The basal unit at the site is the London Clay bedrock. The surface of this unit is uneven, lying at its highest in the north and west of the site, at a truncated minimum height of 10.37m OD in borehole <QBH7>. And 9.24m OD in <QBH5>. The London Clay was not reached further west in borehole <QBH6> due to the presence of a concrete slab that prevented drilling below 12.36m OD. Towards the south and east of the site the London Clay surface was recorded at 6.92m OD in borehole <QBH4>.

Towards the south and east of the site the London Clay is a horizon of sand and gravel, referred to Gibbard (1985) as the Fleet Valley Gravel, which can be correlated with the Shepperton Gravel. These sediments were deposited during the Late Devensian, in a channel tributary to the Thames (Gibbard 1985). The Gravel surface is recorded in boreholes <QBH4> (7.26m OD) and <QBH2> (6.47m OD), demonstrating a surface that falls southwards along the course of the Fleet, as might be expected. It was not possible to confirm the surface of the Gravel in borehole <QBH1> due to the nature of the Made Ground here, where coarse rubble meant that the borehole was prone to collapse. The area of this borehole was however, excavated to the maximum depth of the machine arm of a JCB, which confirmed the presence of Made Ground to a depth of 8.39m OD.

The Gravel is overlain in boreholes <QBH2>, <QBH3> and <QBH4> by a horizon of Alluvium, which is generally composed of sandy silt, or silty, sandy clay with frequent horizontal bedding and in places detrital organic material. This unit is generally between 1.0 and 2.0m thick, the surface lysing at between ca. 8.5 and 9.0m OD. Alluvium is predominantly coarse grained, and most likely represents in-channel (fluvial) deposition during the Holocene. In borehole <QBH5> this unit is recorded directly overlying the London Clay between 10.73 and 9.24m OD.

⁴⁰ Knight H., and Vuolteenaho, J. (Museum of London Archaeological Service), July 2005. Mount Pleasant Mail Centre – Archaeological Impact Assessment

The Alluvium is overlain across the site by a considerable thickness of Made Ground. In the lower, southern part of the site (in the area of boreholes <QBH1 to QBH3>) the Made Ground is between 3.5 and 4.5m thick, whilst in the area of boreholes <QBH4> to <QBH7> it is generally between 6.0m to 7.0m thick, except in the area of borehole <QBH5> where a thickness of 4.0m was recorded. The modern surface of the site reflects the natural topography and variable extent of ground raising, which has formed a series of terraces increasing in height northwards. In the area of <QBH7> the modern surface lies at ca. 15.9m OD, whilst in the area of boreholes <QBH4> to <QBH6> it is recorded at ca. 14.8m OD. In the lower southern part of the site it is recorded at between ca. 12.1 and 12.9m OD.

- 3.48. A deposit model was produced by Quest and is included in **Appendix C**.
- 3.49. In summary, there is a high potential for survival of palaeo-environmental riverine deposits laid down by the River Fleet in the Phoenix Place site. There is low potential for isolated artefacts from the Prehistoric to Medieval periods, and, in addition, there is moderate potential for the survival of eighteenth to twentieth century buildings' footings, including those of the Phoenix Foundry, considered to be of low significance. The possibility of remains of the Civil War Defences to be present within the Phoenix Place site is also considered. If present, this heritage asset would be of medium significance.

4. Scope of Proposed Archaeological Investigations

- 4.1. The following presents the scope for the proposed archaeological watching brief over a proposed geotechnical and contamination Site Investigation.
- 4.2. A Desk-based Assessment (DBA) undertaken by Waterman in January 2013⁴¹ (see **Appendix B**) and submitted as part of the planning application, identified that the Phoenix Place site is located in the valley of the River Fleet where, historically, channels flowed through and deposited sediment. The Phoenix Place site was, therefore, identified as likely to be rich in paleo-environmental and geo-archaeological materials which can provide insights into earlier landscapes, flora and fauna. These in turn, can provide information on how the earlier inhabitants lived.
- 4.3. Much of the Phoenix Place site has been subjected to truncation as a result of development from the eighteenth century onwards (see **Figure 1**). However, it was deemed likely that moderately significant palaeo-environmental deposits laid down by the River Fleet survive beneath the Phoenix Place site, which would therefore be disturbed and impacted by redevelopment. Consequently, it was concluded that a programme of geo-archaeological survey comprising one or two borehole transects across where the excavations would be likely to coincide with the course of the River Fleet (Phoenix Street site), together with microlith sampling from a number of suitably positioned trench sections, would provide sufficient information in relation to these deposits.
- 4.4. During pre-application consultation, it was agreed with Sandy Kidd (GLAAS's Principal Archaeological Advisor) and Sylvia Warman (Archaeological Science Advisor to Historic England), that to determine the planning application in relation to below ground heritage, it would be necessary to provide information from an intrusive geo-archaeological evaluation of the Phoenix Place site. The aim was to produce a deposit model to allow targeting of a subsequent stage of fieldwork targeted trial trenching by characterising the potential for archaeological deposits to survive across the Phoenix Place site.
- 4.5. A report summarising the findings arising out of the geo-archaeological fieldwork and deposit modelling undertaken by Quaternary Scientific (University of Reading) in connection with the Phoenix Place Development, is appended⁴² (see **Appendix C**). The aim of the geo-archaeological investigations at the Phoenix Place site was to:
 - 1) clarify the nature of the sub-surface stratigraphy, in particular the presence and thickness of Alluvium across the site; and
 - 2) evaluate the potential of the sedimentary sequences for reconstructing the environmental history of the site and its environs.
- 4.6. To achieve this aim, seven geo-archaeological boreholes were advanced at the Phoenix Place site (see **Figure 2**) and a two dimensional deposit model of the surface elevation and thickness of the major stratigraphic units was produced (see **Appendix C**).
- 4.7. The results of the geo-archaeological investigations largely confirm the sedimentary sequence indicated by the BGS geological mapping of this part of the valley of the Fleet, and conform to previous geotechnical investigations at the Phoenix Place site (see <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The borehole records indicate that a horizon of sand and gravel (equivalent to the Shepperton Gravel and deposited during the Late Pleistocene) is present in the southern and eastern parts of the Phoenix Place site, falling southwards from 7.26m OD in borehole <QBH4> to 6.47m OD in <QBH2>. The Gravel is overlain by between 1.0 and 2.0m of generally sandy and silty Holocene Alluvium, in places containing detrital organic material and

⁴¹ Waterman Energy, Environment & Design Ltd (now Waterman Infrastructure & Environment Ltd), January 2013. *Mount Pleasant, London - Buried Heritage (Archaeology) Desk-based Assessment*

⁴² Quaternary Scientific (QUEST) Unpublished Report February 2014; Project Number 294/13

present between ca. 7.0 and 9.0m OD in the southern part of the Phoenix Place site. In the area of borehole <QBH7>, Made Ground lies directly on top of the London Clay bedrock at 10.27m OD. This borehole lies in the area of the London Clay outcrop that separates the Alluvium of the River Fleet and the Hackney Gravel, which lies to the north of the site and occupies a former (Wolstonian) terrace of the River Thames.

- 4.8. No *in situ* organic horizons were recorded within the Alluvium at the Phoenix Place site. The Alluvium is predominantly coarse grained, and most likely represents in-channel (fluvial) deposition. The palaeo-environmental potential of these sequences is therefore considered limited, and no further assessment was recommended on these sequences (the model of the sequences is included in **Appendix C**).
- 4.9. Accordingly, the main potential for survival is considered to be palaeo-environmental riverine deposits laid down by the River Fleet. The geo-archaeological investigation confirmed this assessment.
- 4.10. Based on the results of the geo-archaeological investigations alone, a low potential was identified for the survival of pre-1540 buried heritage assets and a moderate potential for the survival of later buildings' footings. This would include the Civil War Defences of 1641-42, should they have existed within the Phoenix Place site, as well as the Phoenix Foundry, visible in maps as early as the mid-eighteenth century. These heritage assets are assessed as being of medium to low significance, respectively.
- 4.11. GLAAS supplied a plan which indicated the projected lines of the Civil War Defences crossing the Phoenix Place site approximately north-east to south-west (see **Figure 2**). These projections are based on plans for the proposed Civil War Defences and contemporary accounts, but it must be noted that they are not accurate plans, and given that they are projections, there is a degree of uncertainty as to their exact trajectory.
- 4.12. The northernmost of the four lines projected in the GLHER falls outside the Phoenix Place site boundary. The southernmost projection enters the Phoenix Place site at the junction of Phoenix Place and Mount Pleasant, and crosses the Phoenix Place site in a north-east to south-west direction.
- 4.13. The two central projected lines cross the Phoenix Place site roughly north-east to south-west. This central area is a designated APA (see **Figure 2**), and has therefore been identified as having the most archaeological potential. Should it survive within the Phoenix Place site, the Civil War Defence line would be observable as a substantial defensive ditch, aligned in a roughly north-east to south-west direction.
- 4.14. A number of previous archaeological investigations have been conducted within the APA, within the Phoenix Place site.
- 4.15. An archaeological watching brief over a Site Investigation by the Museum of London Archaeological Service in 2005, included trial pits (TP) 202, 303, 304 and 305, located within the APA (see **Figure 2**).

- 4.16. In TP302, in the west of the Phoenix Place site, archaeological deposits were encountered at approximately 2.8m below ground level, with the earliest deposits being at 3.6m, at which depth groundwater filled the trial pit. In this trial pit, river deposited gravels were overlain by silty sand and gravel, with flecks of ceramic building material (CBM) and domestic refuse. Pottery in this layer was dated to between 1630 and 1700. Historic map regression indicates that this area was occupied by a large commercial / industrial type building, from the nineteenth century.
- 4.17. In TP303, also in the west of the Phoenix Place site, there was evidence of modern buildings, and several layers of deliberate rubble dumps, as well as evidence of backfilling of a possible basement area. Below the rubble backfill, at approximately 3.6m below ground level, a silt deposit with abundant mortar and rubble inclusions was observed to be approximately 0.5m deep. Pottery found in this layer was dated to between 1775 and 1830. Historic map regression indicates that this area was occupied by terraced housing from the nineteenth century.
- 4.18. In TP304, in the east of the Phoenix Place site, a modern dump layer of CBM and domestic refuse was observed at about 1.1m below ground level. Pottery found in this layer dated to the eighteenth and nineteenth centuries. Below this dump, a natural layer of clayey brickearth was observed at 2.3m below ground level, and at 3.4m natural terrace gravels were observed. Historic map regression indicates that this area was occupied by a number of large commercial / industrial type buildings from the nineteenth century.
- 4.19. In TP305, also in the east of the Phoenix Place site, a rubble and mortar dump / backfill deposit was encountered at approximately 1.1m below ground level. The deposit extended beyond the limit of the excavation which was 4m below ground level. Clay tobacco pipes found within this dump deposit were dated to between 1710 and 1740, and pottery fragments to between 1780 and 1840. Historic map regression indicates that this area was occupied by a number of commercial / industrial buildings, including a cartridge manufactory in 1877.
- 4.20. In 2013, a paleo-environmental investigation by Quest, also included a borehole in this area, namely borehole QBH7. Here Made Ground was observed as sitting directly over London Clay, found at approximately 5.5m below ground surface.
- 4.21. The specific aims of the watching brief take into consideration the results of the deposit model (**Appendix C**), as well as a model of truncation and potential established through the regression of available historic mapping, presented in **Figure 1**. Additionally, the results from previous watching briefs in 1993 and 2005 are also taken into consideration.
- 4.22. The potential for survival of archaeological remains below the Made Ground, and the potential for encountering the remains of Civil War Defences, cannot be discounted. As such, there is a requirement for further archaeological fieldwork. However, owing to: the depth of known archaeological deposits, sloping from approximately 3m below ground surface in the west of the Phoenix Place site (to unknown depth, but to a minimum of 4m below ground level, which was the maximum depth of the trial pits), to approximately 1m below ground surface in the east of the Phoenix Place site (possibly to 5.5m below ground surface, as indicated by the borehole); instability of ground conditions due to the deep Made Ground stratigraphy; and the possibility of water ingress at the lower depths, the further stage of evaluation postulated during planning consultation, namely, archaeological trial trenching, would present considerable difficulties. As such, a watching brief over a further stage of a Site Investigation (geotechnical and contamination) (see **Figure 4**) is recommended.

- 4.23. A watching brief over a Site Investigation will enhance the understanding of the historic development of Phoenix Place site, characterising archaeological heritage assets and recording these prior to the commencement of the Phoenix Place Development.
- 4.24. **Figure 4** depicts the locations of the proposed exploratory holes of the Site Investigation. The scope of the Site Investigation to be the subject of archaeological monitoring is as follows:

Activity	Phoenix Place
Boreholes	8 x 40m boreholes (BH12, BH14, BH15, BH19, BH20, BH21, BH22, BH23) 2 x 50m boreholes (BH11, BH13) 6 x 4m Window Samples (WS13 – WS18)
Trial Pits	10 x 3.5m trial pits (TP1 – TP10)

- 4.25. It is proposed that deep boreholes do not require archaeological monitoring, but that instead the borehole logs are submitted to the HER when available. Test (or trial) pits and window samples will be the subject of archaeological monitoring.
- 4.26. The watching brief will record the extent, condition, nature, character, quality and date of any archaeological remains encountered as dictated by current best practice.
- 4.27. In general the aims of the watching brief are to:
- record the nature of the main stratigraphic units encountered in terms of their physical composition (stone, sand, gravel, organic materials, etc.) and their archaeological formation (primary deposits, secondary deposits, etc.);
 - assess the overall presence and survival of structural remains relating to the main periods of occupation revealed and the potential for the recovery of additional structural information given the nature of the deposits encountered (e.g. extent of later disturbance, etc.);
 - assess the overall presence and survival of the main kinds of artefactual evidence (including pottery, brick, tile, stone, glass, metal, bone, small finds, industrial residues, etc.), its condition, given the nature of the deposits encountered; and
 - assess the overall presence and survival of the main kinds of ecofactual and environmental evidence (including animal bone, human bone, plant remains, pollen, charcoal, molluscs, soils, etc.), its condition and potential, given the nature of the deposits encountered.
- 4.28. The specific aims of the watching brief are to:
- record and characterise any remnants of Medieval and post-Medieval occupation, specifically, any remains / features associated with the Civil War Defences;
 - record and characterise any remnants of any other identified periods of occupation; and
 - identify, sample and analyse environmental remains to create a better understanding of past land use.

- 4.29. Provision should be made for subsequent mitigation works in the event of discovering significant remains, such as remains associated with the Civil War Defences. This would take the form of further excavation leading to full analysis and publication, to achieve preservation by record.
- 4.30. The fieldwork should be managed by a Member of the Chartered Institute for Archaeologists (CIfA) and the following guidelines and standards for archaeological fieldwork will be adhered to during the execution of the archaeological watching brief:
- CIfA - Code of Conduct (December 2014);
 - CIfA - Standard and guidance for an archaeological watching brief (December 2014); and
 - Other standards and guidance referred to throughout this document.

5. Methodology

- 5.1. All work shall be undertaken in line with the GLAAS guidelines for projects in Greater London⁴³.
- 5.2. No staff shall enter excavations deeper than 1.2m without prior agreement of their supervisor, following an acceptable risk assessment and implementation of any identified safety measures. All machine work shall be completed under archaeological supervision and should cease immediately if significant archaeological assets are revealed.
- 5.3. Excavations shall be undertaken by a machine powerful enough for a clean job of work and able to mound spoil neatly at a safe distance from excavation edges. All spoil shall be observed and metal-detected for any archaeological finds.
- 5.4. Any human remains that are encountered shall initially be left *in situ* and reported to the appropriate authorities. Subsequent removal shall comply with the relevant Ministry of Justice regulations and current archaeological best-practice.
- 5.5. All finds of gold and silver, or hoards of Prehistoric metals shall be moved to a safe place and reported to the Coroner's office according to the procedures relating to the Treasure Act 1996. Where removal cannot be completed on the same working day as the discovery, suitable security measures shall be taken to protect the artefacts from theft or damage.
- 5.6. A sufficient sample shall be made of archaeological features and deposits at a sufficient level to characterise them. Features such as hearths, burials, surfaces and the key relationships shall be investigated in such a way as to minimise unnecessary destruction.
- 5.7. All excavated features and deposits will be fully recorded and assigned context numbers in accordance with ClfA standards and guidance.
- 5.8. Suitable contexts shall be subjected to environmental sampling at an appropriate scale. Decisions regarding which contexts are suitable for environmental sampling shall be made through consultation with GLAAS.
- 5.9. All artefactual and ecofactual remains, whether stratified or not (including material from spoil tips), shall be collected, bagged and labelled. Artefacts shall be subject to preliminary study on-site to help date excavation contexts.
- 5.10. Photographic recording of excavated features shall comprise digital images using cameras with a minimum resolution of ten megapixels, in JPEG, RAW and DNG formats. The contractor shall include metadata embedded in the DNG file. The metadata shall include the following:
 - the commonly used name for the site being photographed;
 - the relevant centred OS grid coordinates for the site to at least six figures;
 - the date of photograph;
 - the subject of the photograph;
 - the direction of shot; and
 - the name of the organisation taking the photograph.

⁴³ Historic England, April 2015 *Guidelines for Archaeological Projects in Greater London*. Greater London Archaeological Advisory Service

6. Recording Systems

- 6.1. The recording system must be compatible with ClfA standards and guidance. The recording system shall be based on single context planning. Pro-forma context sheets should include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram shall be employed. The following plans and sections are required:
- an overall site plan shall be prepared detailing archaeological deposits as well as the extent of the area relative to the National Grid on a 1:2,500 plan.
 - a detailed site plan may be required at 1:100 scale, depending on the findings;
 - sections containing significant deposits, including half sections, shall be drawn as appropriate. Section drawing should include heights Ordnance Datum (OD);
 - all archaeological plans and sections shall be on drawing film and at a scale of 1:10 or 1:20 and shall include context numbers and OD spot heights for all principal strata and features; and
 - an adequate photographic record of any significant archaeological remains shall be made, in both plan and section.

7. Finds and Samples

- 7.1. A high priority shall be given to dating any remains, so all artefacts and finds shall be retained. Consideration shall also be given to the recovery of specialist samples for scientific analysis, particularly samples for absolute dating, structural materials and cultural / environmental evidence. Environmental samples shall be taken from suitable deposits and examined for carbonised remains, macroscopic plant remains, pollen, seeds, insect, molluscs, etc.
- 7.2. All finds and samples shall be treated in a proper manner to prevent deterioration. This shall involve cleaning and conservation where necessary and labelling, cataloguing and secure storage in appropriate containers⁴⁴.
- 7.3. The archaeological contractor shall submit, as part of the detailed WSI for the watching brief, a strategy for palaeo-environmental sampling on the Phoenix Place site and for processing and analysis of samples. This work shall accord with the minimum standard guidance provided by the ClfA. The archaeological contractor shall carry out an assessment of the palaeo-environmental potential and shall submit this assessment in concise form in writing within the full post-excavation assessment report. The archaeological contractor is expected to seek the advice of a palaeo-environmental specialist in this regard.
- 7.4. The archaeological contractor shall need to demonstrate that arrangements are in hand to cover all necessary processing, conservation and specialist analysis of finds and samples, including if necessary, the conservation of organic and composite materials and dendro-chronological and environmental analysis of samples.
- 7.5. Every effort should be made to ensure that finds analysis is consistent with existing local systems.

⁴⁴ Watkinson D and Neal V. 1998 *First Aid for Finds* UKIC Archaeology Section.

8. Monitoring and Access

- 8.1. Waterman shall inspect the archaeological works to ensure that they are being conducted to the proper professional standards and in accordance with the agreed OWSI. To facilitate this, a projected timetable shall be agreed between Waterman, the client, and the contracting archaeological organisation(s).
- 8.2. Access to the Phoenix Place site shall be granted to Waterman and their subcontractor. GLAAS shall be informed of progress and invited to attend the Phoenix Place site to sign off any areas with significant archaeological remains. Should excavated areas contain only heavily truncated material or no archaeological evidence, then digital photographs of these areas shall be provided to achieve sign off.

9. Health and Safety

- 9.1. The archaeological contractor shall comply with all relevant Health and Safety legislation, including Regulation 3 of the Management of Health and Safety at Work Regulations (Risk Assessment) and the requirements of The Health and Safety at Work Act of 1974.
- 9.2. The archaeological contractor is advised to prepare a Risk Assessment in accordance with the organisation's health and safety policy. Health and safety shall take priority over archaeological matters. All archaeologists undertaking fieldwork shall comply with all relevant Health and Safety Legislation. In particular, the excavation machine shall be kept away from unsupported excavation edges and public access shall be restricted. Barriers, hoardings and warning notices shall be installed as appropriate. Safety helmets and other appropriate PPE shall be used by all personnel, as necessary.
- 9.3. A Preliminary Environmental Risk Assessment identified the potential for elevated concentrations of contaminants on the Phoenix Place site so good hygiene practices shall be adopted. There is also some potential for intrusive works to expose unforeseen contamination, such as asbestos-containing materials. The contractor shall detail adequate control measures within their method statements should unforeseen contamination be encountered.
- 9.4. Available reports and drawings pertaining to ground conditions and services shall be provided to the archaeological contractor. However, any further information deemed necessary shall be obtained by the contractor prior to intrusive works commencing. In addition to written records, it is expected as a minimum that all areas to be excavated shall be checked for services by the demolition / construction contractor using a CAT scanner prior to work commencing. The contractor shall be responsible for any damage and repairs to site services.
- 9.5. Waterman shall receive a copy of the working method statement and health and safety risk assessment from the contractor(s).
- 9.6. Spoil shall be kept at a safe distance from the excavation edge. However, the spoil heap may be within the Phoenix Place site.
- 9.7. No existing rights of way or accesses shall be blocked. Adjacent public roads shall be kept free of mud and spoil.
- 9.8. To ensure wildlife legislation is adhered to, this OWSI shall be read in conjunction with the method statement(s) for ecological mitigation, where they exist, and any areas of overlap shall need to be considered in terms of both ecological and archaeological works proposed, with a view to establishing a programme of works that complies with both methodologies.
- 9.9. If works are undertaken in the vicinity of any trees, trees shall be adequately protected as detailed in BS 5837-2012: 'Trees in Relation to Design, Demolition and Construction'.

10. Post-Excavation and Reporting

- 10.1. The archive shall be prepared and a post-excavation assessment undertaken immediately after the works have been completed, and shall be completed within 12 months of completion of archaeological works, unless agreed otherwise with GLAAS. This shall be prepared in accordance with the specification given in *Management of Research Projects in the Historic Environment*⁴⁵ and MoRPHE (applicable Technical Guides and Project Planning Notes)⁴⁶.
- 10.2. Each category of finds shall be assessed by specialist staff and recommendations prepared for a further study should this be required. All artefacts and ecofacts shall be processed in accordance with standard practice. No artefacts, ecofacts or environmental samples shall be discarded without written permission by GLAAS and the client.
- 10.3. The draft report shall be submitted to Waterman for verification and approval. Once finalised and approved by Waterman, a digital and hard copy of the report shall be submitted by the contractor to GLAAS for comment and / or approval, and, once approved, requesting a recommendation for discharge of any associated planning condition, if appropriate. Once approved, a final version shall also be submitted for inclusion in the GLHER and shall be a public document.
- 10.4. Provision shall be made for an appropriate level of academic publication of the results. A summary report shall be prepared by the contractor and submitted for publication in the relevant local journal. Additional publication requirements shall be agreed with Waterman and GLAAS. It is likely that any publication shall be held back until all archaeological investigations and mitigation measures associated the Phoenix Place Development have been completed.
- 10.5. The report shall include:
 - a review of the aims and methods used in the watching brief;
 - a table summarising the descriptive text showing the features, classes and numbers of artefacts and their interpretation;
 - artefact analysis to include the production of a descriptive catalogue with finds critical for dating and interpretation illustrated;
 - the report shall be illustrated with appropriate material including site and excavation area plans, sections (1:10), plans of any archaeological features (1:20) and general and detailed photographs;
 - the nature, extent, date, condition and significance of the archaeological and environmental material uncovered with specialist opinions and parallels from other sites in the area;
 - an interpretation of the results shall be produced and attention shall be given to the significance of the remains in local, regional and national terms, if appropriate; and
 - a reconsideration of the methodology used, including a confidence rating of the strategy and the results.
- 10.6. The archaeological contractor shall also input details of the project to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project at the following internet site: <http://www.ads.ahds.ac.uk/project/oasis>.

⁴⁵ Historic England, April 2015. *Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide*

⁴⁶ Available from <https://www.historicengland.org.uk/images-books/publications/morphe-project-managers-guide/>

11. Archiving

- 11.1. The archive, which comprises records of the archaeological excavation and any materials recovered, including written elements, plans and drawings and other primary data recovered during the investigation, shall be quantified, ordered, indexed and made internally consistent. It shall also contain, as a minimum requirement, a matrix, summary (a short report giving a preliminary account of the discoveries), a concordance of photographs (with plan showing the position and direction of each shot) and brief written observations on the artefactual and environmental data.
- 11.2. Work on the archive shall be completed by the contractor within six calendar months of completion of the field investigations. Upon completion of the archive the archaeological contractor shall arrange a meeting with GLAAS or appropriate archive / museum curator to present the archive for inspection prior to its deposition at the place of deposition. It is anticipated that the archive shall be retained by the contractor until all post-determination archaeological investigations and mitigation measures associated with the site and its development have been completed (or transferred to any subsequent contractor in a suitable, completed and catalogued state).
- 11.3. All artefacts (e.g. pottery, metalwork, objects in worked flint and stone, wood, bone, horn and leather, slag) and ecofacts (organic finds such as bones, preserved ancient plant remains, seeds, pollen and charcoal, soil samples) recovered during the archaeological investigation shall be made available to the contractor pending completion of the report, to be stored during the course of the archaeological investigation at the contractor's secure offices or usual place of secure storage of archaeological finds.
- 11.4. All artefacts recovered during the archaeological investigation shall be suitably washed (where the condition of the artefacts allows) and marked by the contractor and all artefacts and ecofacts bagged and boxed by the contractor, in accordance with current United Kingdom Institute for Conservation (UKIC) / RESCUE publication *First Aid for Finds*.⁴⁷ All 'small finds' shall be boxed together, separate from bulk finds.
- 11.5. In preparing cost estimates for the archaeological investigation, the contractor shall include provision for at least a basic minimum level of conservation of finds liable to deterioration after excavation.
- 11.6. Subject to the legislation of the Treasure Act 1996, all artefacts and ecofacts unearthed from the investigation and all other elements of the archive (as defined in the *Management of Research Projects in the Historic Environment*⁴⁸) shall be deposited by the contractor in an appropriate public museum registered or provisionally registered by the Museums and Galleries Commission and acceptable to GLAAS, if appropriate. No artefacts or ecofacts from the site shall be deposited in the relevant depository without the prior written consent of the landowner.
- 11.7. The archaeological contractor shall ensure that the Collections Manager at the place of deposition is notified and liaised with at an early stage. It shall be the responsibility of the archaeological contractor to meet the local museum's reasonable requirements with regard to the preparation of archives for deposition.
- 11.8. Provision shall be made for the payment of a 'deposit grant' at the time of archive transfer towards the costs of archive curation in perpetuity.
- 11.9. Prior to the deposition of finds in the recipient museum, the archaeological contractor shall agree with that museum the sample or quantity of bulk finds (pottery, animal and (if appropriate) human bone, other ecofactual material, building material, burnt flint, worked flint and stone) to be deposited.

⁴⁷ Watkinson D and Neal V. 1998 *First Aid for Finds* UKIC Archaeology Section.

⁴⁸ Historic England, April 2015. *Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide*

- 11.10. All excavated artefacts and ecofacts and all other elements of the archive shall be delivered by the contractor to the recipient museum as one deposit, and written confirmation of this shall be provided to GLAAS, if appropriate. Where this arrangement is not practicable, lists shall be submitted by the contractor to the recipient museum of objects not deposited, together with information as to the quantity involved and their current location, reasons why items have not been deposited and a timetable for their ultimate deposition.
- 11.11. The contractor shall contact the place of deposition prior to preparing cost estimates for the work in order to discuss any special requirements for the deposition of finds.
- 11.12. Subject to the resources available and to discussion with the recipient museum all articles needing conservation shall be properly stabilised by the contractor prior to their deposition with records of their treatment. Those items for which available resources do not permit stabilisation shall be separately packed and listed by the contractor.
- 11.13. Prior to commencement of the archaeological excavation the contractor shall obtain from the place of deposition an accession number(s) for excavated artefacts and ecofacts from the project and any guidelines regarding deposition of such artefacts and ecofacts specific to the receiving museum.
- 11.14. All finds, save those specifically excluded by the recipient museum or excluded on grounds of size / material, shall also be marked by the contractor with the accession number.
- 11.15. Artefacts and ecofacts deposited by the contractor in the recipient museum shall be accompanied by the remainder of the original site archive or by a complete duplicate record thereof. A microfiche security copy of the site archive shall also be supplied by the archaeological contractor to the place of deposition.
- 11.16. Subject to the agreement of the landowner, all artefacts and ecofacts recovered from the archaeological excavations shall be deposited by the archaeological contractor within the place of deposition within two years from the date of completion of the investigation.
- 11.17. Copyright of the written, drawn and photographic elements of the site Archive shall be vested jointly with the archaeological contractor and the place of deposition.
- 11.18. The following documents shall be adhered to:
- *Management of Research Projects in the Historic Environment*⁴⁹; and
 - MoRPHE (applicable Technical Guides and Project Planning Notes)⁵⁰.

49 Historic England, April 2015. *Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide*

50 Available from <https://www.historicengland.org.uk/images-books/publications/morphe-project-managers-guide/>

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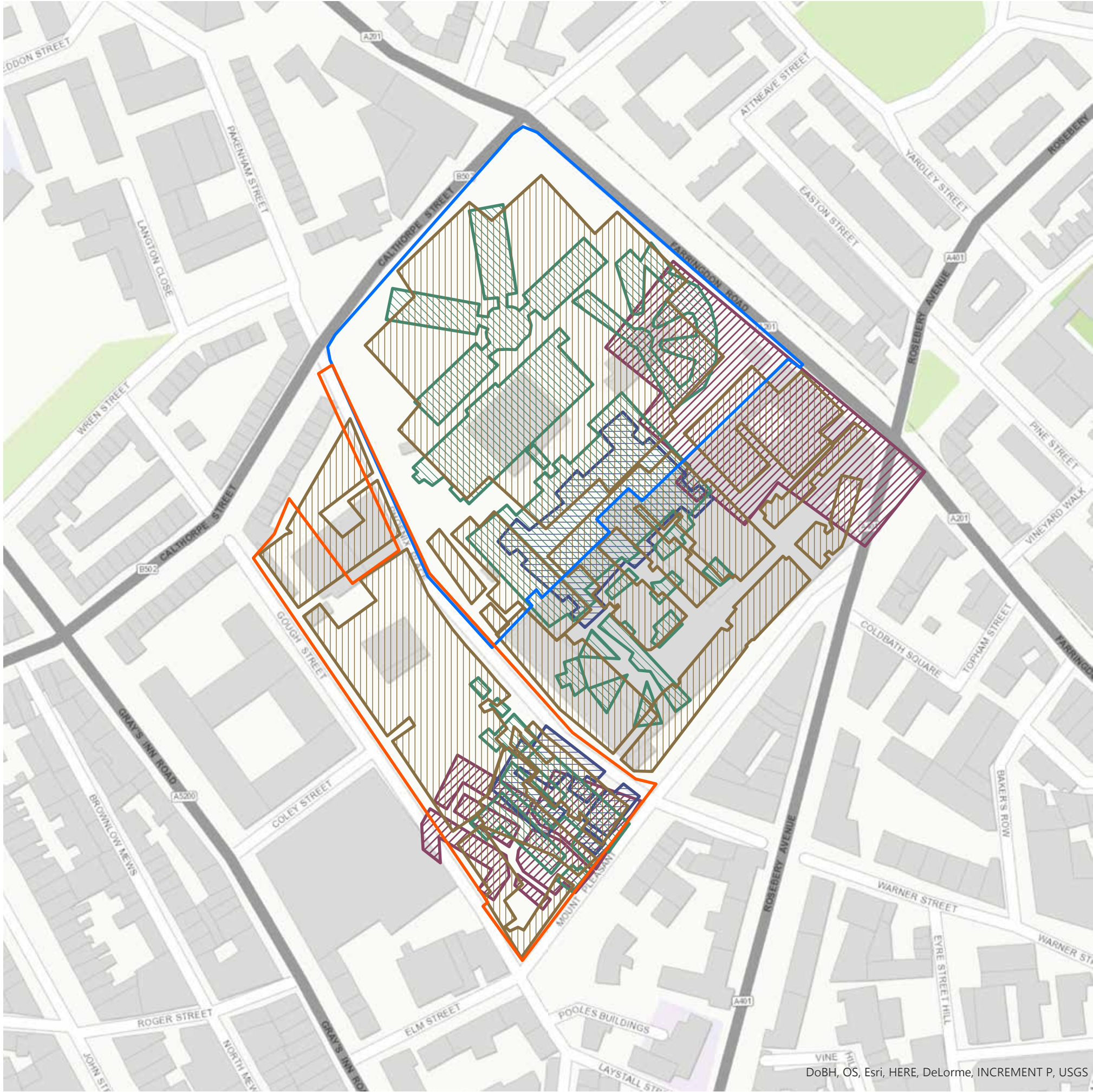
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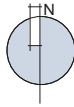
FIGURES

Figure 1: Historic Map Regression



DoBH, OS, Esri, HERE, DeLorme, INCREMENT P, USGS

- Phoenix Place Boundary
- Calthorpe Street Boundary
- OS 1916
- Pinks 1865
- Harwood 1792
- Rocque 1746



Project Details

WIB13235-102: Mount Pleasant - Phoenix Place Site

Figure Title

Figure 1: Historic Map Regression

Figure Ref

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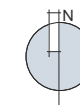
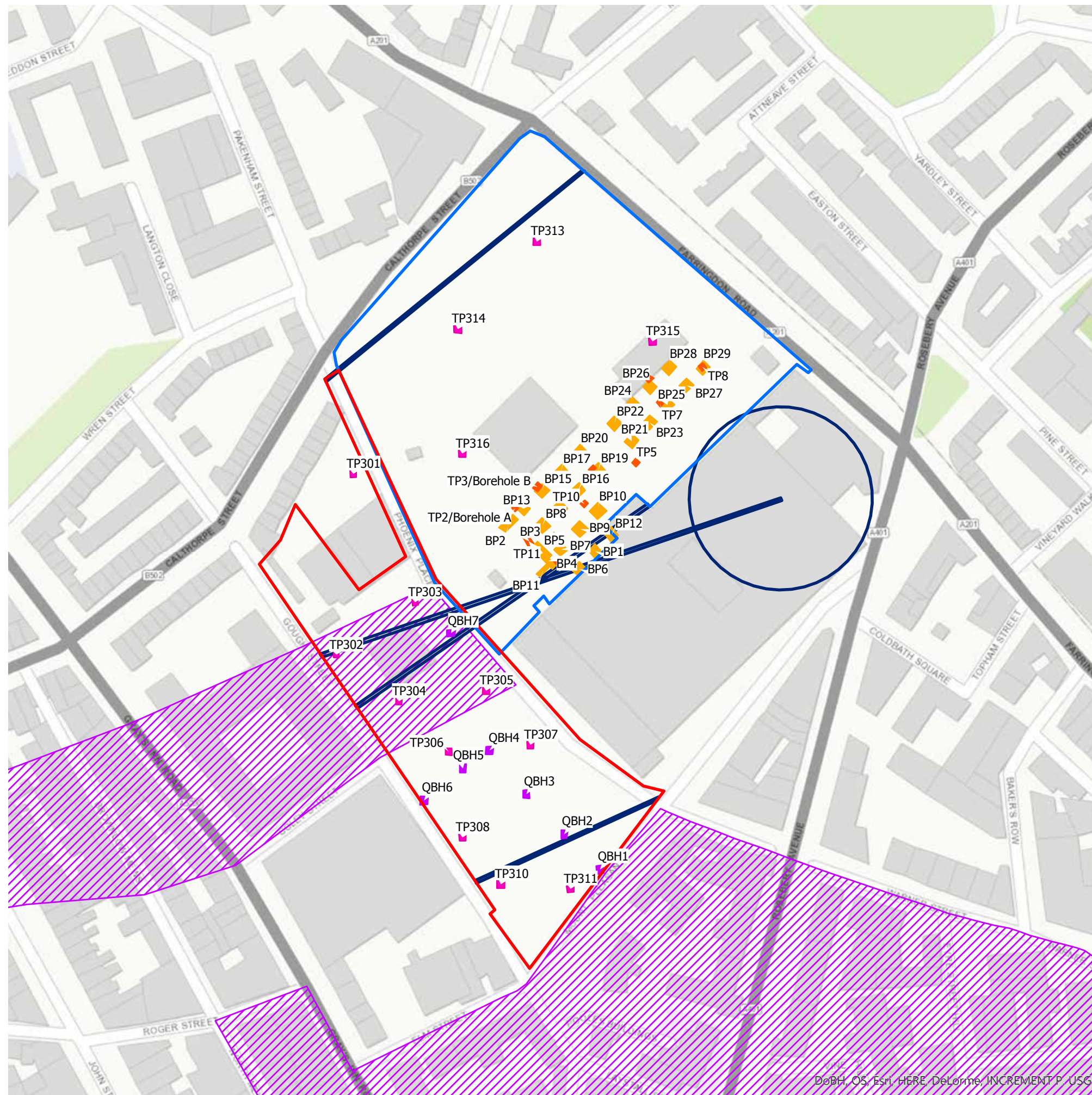
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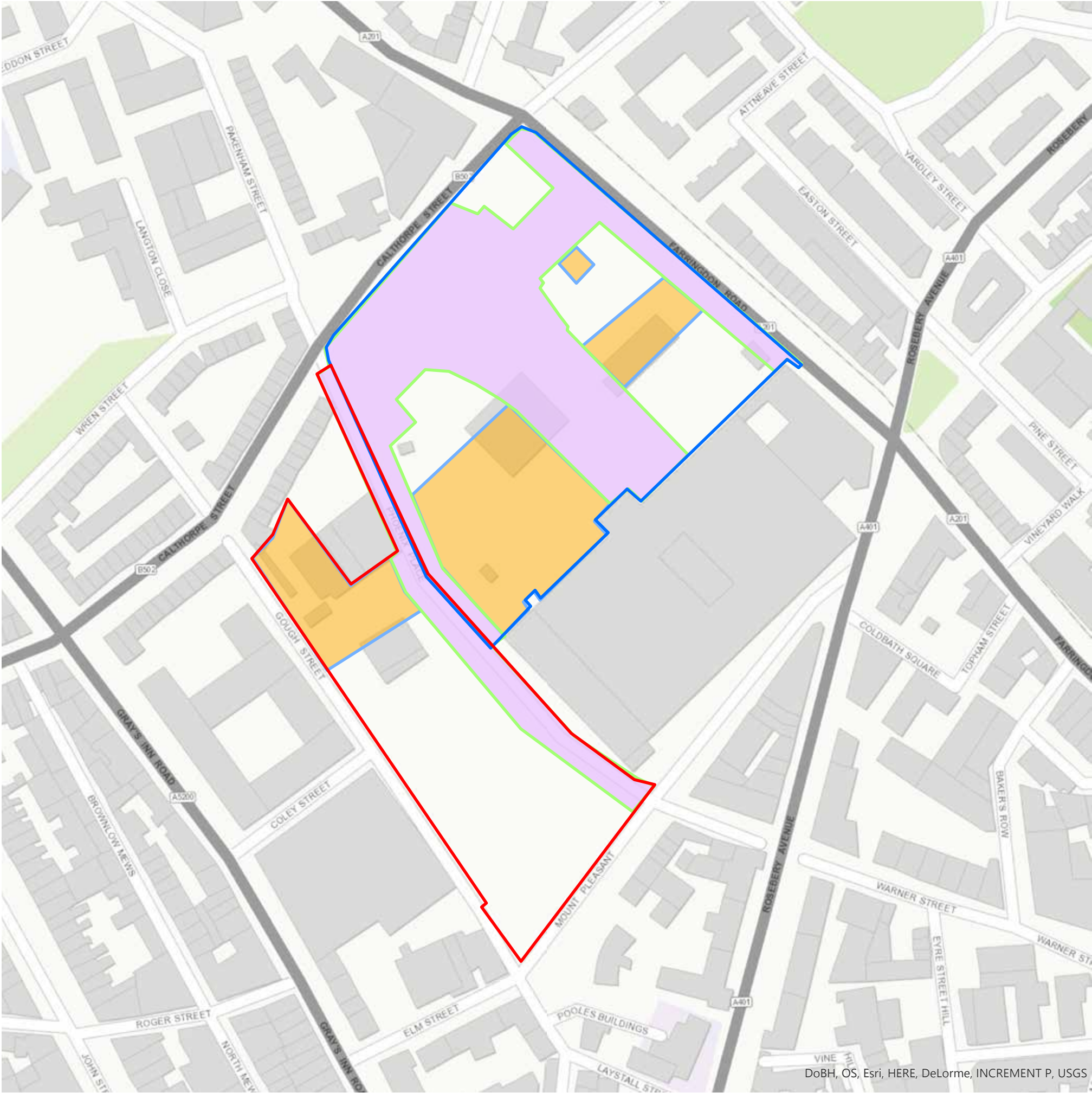
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Figure 2: Previous Archaeological Investigations

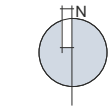


Project Details	WIB13235-102: Mount Pleasant - Phoenix Place Site
Figure Title	Figure 2: Previous Archaeological Investigations
Figure Ref	WIB13235-102_GR_WSI_2A
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Figure 3: Tunnels, Sewer and Operational Constraints

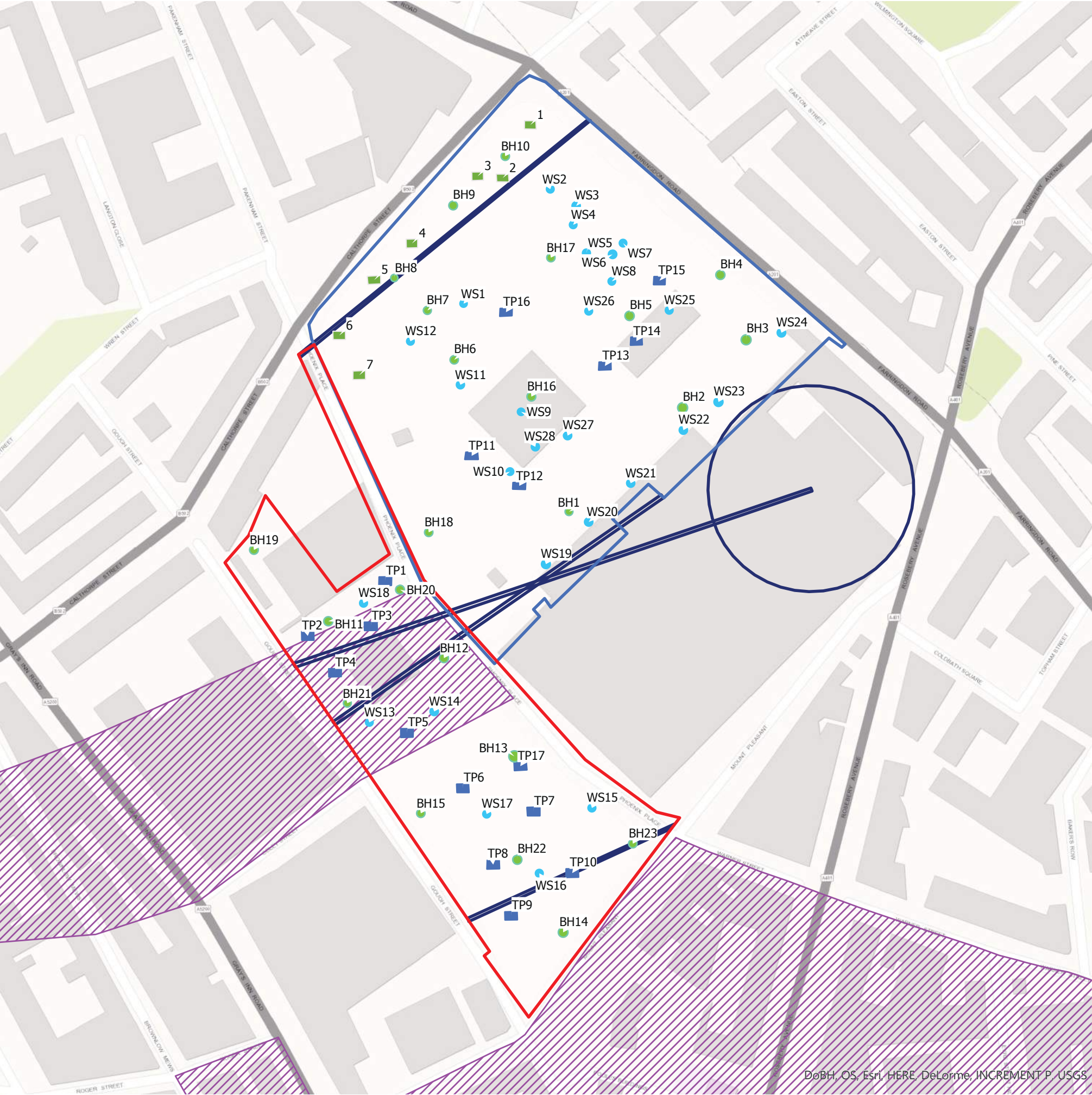


- Phoenix Place Boundary
- Calthorpe Street Boundary
- Tunnels and Sewer Constraints
- Operational Constraints

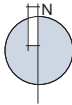


Project Details	WIB13235-102: Mount Pleasant - Phoenix Place Site
Figure Title	Figure 3: Tunnels, Sewer and Operational Constraints and Proposed Site Investigation
Figure Ref	WIB13235-102_GR_WSI_3A
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Figure 4: Proposed Site Investigation



- Phoenix Place Boundary
- Calthorpe Street Boundary
- Proposed Borehole
- Proposed Trial Pit
- Proposed Window Sample
- Civil War Defences
- Area of High Archaeological Potential



Project Details

WIB13235-102: Mount Pleasant - Phoenix Place Site

Figure Title

Figure 4: Proposed Site Investigation

Figure Ref

WIB13235-102_GR_WSI_4C

Date

September 2016

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APPENDICES

A. Standard Requirements

General

- 12.1. Waterman shall only be responsible for the implementation of the Written Scheme of Investigation should they be appointed to manage any archaeological fieldwork.
- 12.2. The requirements of the Brief will be met in full where reasonably practicable.
- 12.3. Any significant variations to the proposed methodology shall be agreed with the LBC's archaeological representative (GLAAS) in advance.
- 12.4. The scope of work detailed in the main part of the specification is aimed at meeting the aims of the project in a cost-effective manner. Waterman attempts to foresee possible site-specific problems and resource these. However, there may be unusual circumstances which have not been included in the costing and programme, such as:
 - Unavoidable delays due to extreme bad weather;
 - Vandalism; and
 - Complex structures or objects, including those in waterlogged conditions, requiring specialist removal.

Health and Safety and Insurance

- 12.5. The contractor shall comply with all relevant Health and Safety legislation, including Regulation 3 of the Management of Health and Safety at Work Regulations (Risk Assessment) and the requirements of The Health and Safety at Work Act of 1974.
- 12.6. The archaeological contractor will hold Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance. Details will be supplied on request.
- 12.7. Waterman and the archaeological contractor shall not be liable to indemnify the Client against any compensation or damages for or with respect to:
 - The use or occupation of land (which has been provided by the Client) by the Project or for the purposes of completing the Project. Interference whether temporary or permanent with any right of way, light, air or water or other easement or quasi easement which are unavoidable result of the Project in accordance with the Agreement;
 - Any other damage which is the unavoidable result of the Project in accordance with the Agreement; and
 - Injuries or damage to persons or property resulting from any act or neglect or breach of statutory duty done or committed by the Client or his agents, servants or their contractors (not being employed by Waterman) or for or in respect of any claims demands proceedings damages costs charges and expenses in respect thereof or in relation thereto.

Copyright and Confidentiality

- 12.8. Waterman and the archaeological contractor shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it shall provide an exclusive licence to the Client in all matters directly relating to the project as described in the WSI.
- 12.9. Waterman and the archaeological contractor shall assign copyright to the Client upon written request but retains the right to be identified as an author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988 (Chapter IV. S.79).
- 12.10. Waterman shall advise the Client of any such materials supplied in the course of projects that are not Waterman or the archaeological contractor's copyright.
- 12.11. Waterman undertakes to respect all requirements for confidentiality about the Client's proposals provided that these are clearly stated. It is expected that such conditions will not unreasonably impede the satisfactory performance of the services required. Waterman further undertakes to keep confidential any conclusions about the likely implications of such proposals for the historic environment. It is expected that clients respect Waterman's general ethical obligations not to suppress significant archaeological data for an unreasonable period.

Standards and Procedures

- 12.12. Waterman and the archaeological contractor shall conform to the standards of professional conduct outlined in the ClfA Code of Conduct, the ClfA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the ClfA Standards and Guidance for Archaeological Watching Brief, and the British Archaeologists and Developers Liaison Group Code of Practice.
- 12.13. Project Supervisors normally shall be recognised in an appropriate Area of Competence by the ClfA.

B. Waterman Energy, Environment & Design Ltd (now Waterman Infrastructure & Environment Ltd), January 2013. Mount Pleasant, London - Buried Heritage (Archaeology) Desk-based Assessment

Mount Pleasant, London

Buried Heritage (Archaeology) Desk - Based Assessment

January 2013

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www.watermangroup.com

Mount Pleasant, London

Buried Heritage (Archaeology) Desk - Based Assessment

Client Name: Royal Mail Group
Document Reference: EED13235_R_5_2_5_JGS
Project Number: EED13235-100

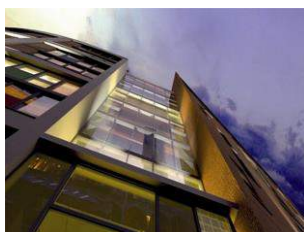
Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

Issue	Date	Prepared by	Checked by	Approved by
Draft	January 2013	Jonathan Smith Principal Archaeologist	Fiona McKenzie Technical Director	Jonathan Dosser Technical Director
Draft	January 2013	Jonathan Smith Principal Archaeologist	Alice Humphries Senior Consultant	Jonathan Dosser Technical Director

Comments

Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment

Disclaimer

This report has been prepared by Waterman Energy, Environment & Design Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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Appendices

- A. Time Chart & Glossary
- B. Historic Environment Record

Summary

- S1. This buried heritage desk-based assessment was prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) for Royal Mail Group (hereafter referred to as the 'Applicant') to accompany detailed planning applications for the redevelopment of land adjacent to, and forming part of, the Applicant's existing Mount Pleasant Sorting Office located in Farringdon, London (hereafter referred to as the 'Site'). The Site straddles two administrative boundaries, with the Calthorpe Street part of the Site located in the London Borough of Islington and the Phoenix Place part of the Site located in the London Borough of Camden.
- S2. This assessment was undertaken in accordance with the heritage planning policies of the London Boroughs of Camden and Islington, the London Plan and the guidance and policy contained in the National Planning Policy Framework.
- S3. The aim of this assessment is to identify and establish the significance of known or likely buried heritage assets within the Site, or in such proximity that their settings may be affected by redevelopment of the Site. The historic, extant built environment is considered separately in Volume 3: *Townscape, Visual and Built Heritage Assessment* of the Environmental Statement.
- S4. Buried heritage was established through a Site walk-over survey, appraisal of relevant documentary sources in relevant Local Studies Libraries and Archives Services and a data search of the Greater London Historic Environment Record.
- S5. The Phoenix Place site is within an Archaeological Priority Area '*London Suburbs*' as designated by the London Borough of Camden. The Site does not contain any other designated buried heritage assets (such as Scheduled Monuments), or any undesignated heritage assets of greater than low significance. The exception is the presence of palaeoenvironmental deposits laid down by the Fleet River across much of the western and northern part of the Site.
- S6. Based on the research undertaken, this assessment concludes that buried heritage assets beneath the Site are likely to be of low significance from the 18th century onwards. Owing to the historical development of the Site, any buried heritage assets present would likely to have faced a degree of truncation. This is anticipated to have been most severe in the northern part of the Calthorpe Street site. The main potential for buried heritage assets relates to palaeoenvironmental deposits beneath the western and northern parts of the Site associated with the varied courses of the Fleet River. Other than pile boreholes, excavations are unlikely to be undertaken in the western part of the Calthorpe Street site where palaeoenvironmental deposits are likely to be present. Therefore a programme of palaeoenvironmental and geoarchaeological investigation should be undertaken in advance of demolition and construction works on the Phoenix Place site only. It would also be appropriate to conduct archaeological monitoring and recording during the ground works (particularly on the Phoenix Place site) to record any other buried heritage assets that may have survived truncation. These provisions could be secured by an appropriately worded condition on any planning consent.
- S7. Based on the findings of this assessment, no further information, beyond this report, is needed to accompany the planning applications in regard to buried heritage.

1. Introduction

- 1.1. This buried heritage desk-based assessment was prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) for Royal Mail Group (hereafter referred to as the Applicant) to accompany a detailed planning application for the redevelopment of land adjacent to, and forming part of, the Applicant's existing Mount Pleasant Sorting Office located in Farringdon, London (hereafter referred to as the 'Site', which refers to both the Calthorpe Street site and the Phoenix Place site). The proposals for the Site include a mixed use scheme comprising residential, community, retail and office space, together with outdoor amenity space. The proposals also include new basements on the Phoenix Place site.
- 1.2. The Site is divided into two areas by a road, Phoenix Place. The eastern part of the Site is known as the Calthorpe Street site and the western part of the Site is known as the Phoenix Place site. The Site straddles two administrative boundaries, with the Calthorpe Street site located in the London Borough of Islington (LBI) and the Phoenix Place site located in the London Borough of Camden (LBC). The location and planning application boundary of the Site is shown in **Figure 1**.
- 1.3. This report sets out the findings of a desk-based, buried heritage (archaeological) assessment of the Site. To inform this buried heritage desk-based assessment, known, buried heritage assets for the Site and surrounding area were established using existing data, the analysis of historic sources and a walkover survey. These sources of information were also used to establish the potential for unknown buried heritage assets beneath the Site. This assessment also identifies and establishes the significance of known or potential buried heritage assets within the Site, or in such proximity that the settings of buried heritage may be affected by redevelopment of the Site. Extant, built heritage assets are considered separately in Volume 3: *Townscape, Visual and Built Heritage Assessment* prepared by Tavernor Consultancy.
- 1.4. The assessment follows best practice procedures produced by English Heritage¹² and the Institute for Archaeologists³ and that contained in Section 12 of the National Planning Policy Framework (NPPF) *Conserving and Enhancing the Historic Environment*⁴.
- 1.5. In light of the planning policy relating to buried heritage (see below for detail), this assessment forms the basis for the consideration of the need for any further archaeological investigations pre-determination to inform the planning process, such as an archaeological evaluation, and also the need, as necessary, of any measures that would mitigate the impact on the buried historic environment during the redevelopment of the Site.

The Site

- 1.6. The Site, which is approximately 4.8 hectares (ha) in area, is centred on Ordnance Survey Grid Reference TQ 31250 81850. The Site is bound by Farringdon Road to the north-east, Calthorpe Street to the north-west, Gough Street to the south-west and the Mount Pleasant Sorting Office to the south-east. A road, Phoenix Place, extending approximately north-south, divides the Calthorpe Street site from the Phoenix Place site and also demarcates the administrative boundaries. The Calthorpe Street site is within the LBI and the Phoenix Place site is in the LBC. The Phoenix Place Road itself is a part of the Phoenix Place site.

¹ English Heritage, April 2008, *Conservation Principles – Policies and guidance for the sustainable management of the historic environment*.

² English Heritage, October 2011, *The Setting of Heritage Assets*.

³ Institute for Archaeologists, November 2011, *Standards and Guidance: Desk Based Assessments*.

⁴ Department for Communities and Local Government, March 2012, *National Planning Policy Framework*.

- 1.7. The Site is currently occupied by operations associated with the Mount Pleasant Sorting Office. The Calthorpe Street site is occupied by a service yard and is used for the unloading and loading of deliveries to the Royal Mail Sorting Office whilst the Phoenix Place site is largely used as a car park for Royal Mail staff. A building located in the northern part of this area is temporarily in use.
- 1.8. The majority of the Site comprises hard-standing, buildings and structures, with soft landscaping and a small number of trees largely confined to the northern boundary of the Calthorpe Street site.
- 1.9. There are numerous items of underground infrastructure beneath the Site, including a Post Office Railway ('Mail Rail') station and tunnels, ventilation shafts and the River Fleet sewer branch. The River Fleet sewer extends beneath Phoenix Place between the Calthorpe Street site and the Phoenix Place site. The London Underground Metropolitan Line extends to the north-east of Calthorpe Street beneath Farringdon Road.

Topography

- 1.10. Topographically, the Site slopes south from Calthorpe Street to Mount Pleasant, where there is a level change of between 7m and 5m along Phoenix Place. Towards Calthorpe Street, the Phoenix Place site is 19.44m Above Ordnance Datum (AOD) dropping to 13.98m AOD at the junction of Mount Pleasant (road) with Phoenix Place.
- 1.11. Within the Calthorpe Street site, the service yard comprises two levels, with upper and lower level parking and loading areas connected by ramps. The north corner of the Calthorpe Street site (junction of Farringdon Road with Calthorpe Street) is 18.95m AOD whilst in the southern corner, the Calthorpe Street site is 18.41m AOD. The lower level of the Calthorpe Street site (known as 'The Bathub') is at 14.70m AOD.

Geology

- 1.12. The majority of the Site is underlain by made ground and Hackney Gravels. Alluvium associated with the former River Fleet is present either side of Phoenix Place⁵. The deeper geological sequence beneath the Site comprises the London Clay Formation over the Lambeth Group, Thanet Sand Formation and Upper Chalk Formation. Further details of the geological sequence of the Site are presented in the Preliminary Environmental Risk Assessment which accompanies the planning applications.
- 1.13. A drift-filled scour hollow in the northern part of the Calthorpe Street, site extending to the north-west of Calthorpe Street, was revealed during ground works associated with the construction of the Mail Rail station, tunnels and depot in 1915-16⁶. Drift-filled hollows (rock-head depressions) which occur beneath Lower Floodplain deposits of Ipswichian to Recent age in central London can be related to shallow buried 'channels' (elongated closed hollows), which often appear to coincide with stream junctions in the Recent age drainage pattern. Under-drainage may occur in some depressions through contact with underlying granular Lower Tertiary sediments⁷.

⁵ British Geological Survey, 1994. *England and Wales Sheet 256 North London Solid and Drift Geology*, 1:50,000 Keyworth, Nottingham: British Geological Survey.

⁶ Drummond-Murray, J. (Museum of London Archaeology Service), 1993. *Mount Pleasant Sorting Office Mount Pleasant, London WC1: An archaeological assessment of proposed development*. Greater London Historic Environment Record, ELO7845.

⁷ Berry, F.G., 1979. Late Quaternary scour-hollows and related features in central London. *Quarterly Journal of Engineering, Geology and Hydrology*, 12 (1), pp.9-29.

2. Planning Policy and Legislation

National Planning Policy

National Planning Policy Framework, 2012

- 2.1. Section 12 of the NPPF, *Conserving and Enhancing the Historic Environment* provides Government policy on planning and the historic environment. The NPPF states, in paragraph 128, that an applicant is required “to describe the significance of any heritage assets affected, including any contribution made by their setting”.
- 2.2. As a minimum, the NPPF requires that the relevant historic environment record is consulted and any heritage assets likely to be affected by the development have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk-based assessment should be provided to inform the Local Planning Authority's (LPA) decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.
- 2.3. Paragraph 132 of the NPPF adds that “heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” and that, in paragraphs 133 and 134, any harm caused by the development to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

Regional Planning Policy

The London Plan: Spatial Development Strategy for Greater London, 2011

- 2.4. The London Plan, adopted in July 2011⁸, outlines in Policy 7.8 the approach that LPA's should take in regard to heritage and planning. Policy 7.8 states that:

“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.

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

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

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

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.”

⁸ Greater London Authority, July 2011, *The Spatial Development Strategy of Greater London*. London

Local Planning Policy

The London Borough of Camden Core Strategy 2010-2025, 2010

- 2.5. The LBC's Core Strategy⁹ contains a number of policies relating to heritage. Policy CS14 focusses on the Borough's extant, built heritage, but does include the statement that the LBC will ensure that places and buildings are attractive, safe and easy to use by:

"b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;"

The London Borough of Camden Development Policies 2010-2025, 2010

- 2.6. Policy DP25 relating to buried heritage (archaeology) stipulates that *"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."*

The London Borough of Islington Unitary Development Plan, 2002

- 2.7. The LBI's Unitary Development Plan (UDP)¹⁰ contains a number of saved policies, including:
- Policy D43 which states that *"the Council will promote the conservation, protection and enhancement of the archaeological heritage of the borough and its interpretation and presentation to the public. In particular it will seek to ensure that the most important archaeological remains and their settings are permanently preserved"*;
 - Policy D44 which states that *"the Council will ensure the preservation of locally and nationally important archaeological remains and their settings within the borough, whether these are designated as 'Scheduled Ancient Monuments' or not. It will take the necessary steps to safeguard the borough's archaeological heritage through the planning process and will normally refuse planning permission for applications which adversely affect important archaeological remains or their settings"*;
 - Policy D45 which states that *"within the 'archaeological priority areas' shown on the Proposals Map, all planning applications likely to affect important archaeological remains must be accompanied by an archaeological assessment of the impact of the scheme on the borough's archaeological heritage. This should be commissioned by the applicant from a suitable archaeological organisation acceptable to the Council. The Council may also require an assessment to be submitted for other development proposals, where it is considered that important archaeological remains may be present. Small scale archaeological fieldwork to determine the actual degree of archaeological survival on a site, (an 'evaluation') may be required as part of the assessment"*;
 - Policy D46 which states that *"where an archaeological assessment and/or evaluation has demonstrated the survival of important archaeological remains, there will be a presumption in favour of their physical preservation in situ. The Council will require applicants to demonstrate how this will be achieved, and will control development layout and foundation design accordingly"*; and
 - Policy D47 which states that *"where physical preservation of archaeological remains is not justified, the Council will ensure that necessary measures are taken by the applicant to mitigate*

⁹ London Borough of Camden, 2010. *Camden Local Development Framework, Camden Core Strategy 2010-2025*. Camden

¹⁰ London Borough of Islington, 2002, *Unitary Development Plan*

the impact of their proposals, through archaeological fieldwork to investigate and record remains in advance of development work, and subsequent analysis and publication of the results. This will usually be secured through section 106 agreements”.

London Borough of Islington Core Strategy 2011- 2025, 2011

2.8. Strategic Policy CS9 of the LBI's Core Strategy¹¹ stipulates that:

“B The historic significance of Islington’s unique heritage assets and historic environment will be conserved and enhanced whether designated or not. These assets in Islington include individual buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology... Archaeological Priority Areas will continue to be defined on the proposals map to assist in the management of these historic assets”.

London Borough of Islington Development Management Policies, 2012

2.9. The emerging Development Management Policies¹² contains one policy relevant to this assessment. Policy DM3 stipulates the following:

- “A. Protection of the historic environment -

Islington’s historic environment is an irreplaceable resource and the council will continue to ensure its protection and enhancement by conserving the significance of the borough’s heritage assets. Development that makes a positive contribution to Islington’s historic environment and supports these principals will be encouraged. Development that harms the significance of the borough’s heritage assets will generally not be permitted.

- E. Non-designated heritage assets -

Non-designated heritage assets, including locally listed buildings, should be identified early in the design process for any development proposal which may have an impact on their significance. The council will encourage the retention, appropriate repair and reuse of non-designated heritage assets. Proposals that unjustifiably harm the significance of a non-designated heritage asset will generally not be permitted.

- F. Archaeology and Scheduled Monuments

- i) The council will ensure the preservation of locally and nationally important archaeological remains and their settings within the borough. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments will be given equal weight in decision making.*
- ii) Archaeological Priority Areas and Scheduled Monuments are identified on the Proposals Map and in **Appendix 7**. All planning applications likely to affect important archaeological remains must be accompanied by an appropriate archaeological assessment. Archaeological assessments may be required for other development proposals where it is considered that important archaeological remains may be present.*
- iii) There is a presumption in favour of the preservation in situ of important archaeological remains. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains in advance of works, and subsequent analysis, publication and dissemination of the findings”.*

¹¹ London Borough of Islington, 2012. Core Strategy 2011-2025

¹² London Borough of Islington, 2012. Development Management Policies.

Finsbury Local Plan Area Action Plan for Bunhill and Clerkenwell, 2012

- 2.10. The emerging Finsbury Local Plan Development Plan Document¹³ (DPD) includes and references the Mount Pleasant Site. However, Policy BC6 North Clerkenwell and Mount Pleasant makes no reference to the buried historic environment.

Mount Pleasant Supplementary Planning Document, 2012

- 2.11. The Mount Pleasant Supplementary Planning Document (SPD)¹⁴ stipulates that:

“The councils expect redevelopment to protect and enhance both Camden’s and Islington’s built and historic environment, including listed buildings, and designated Conservation Areas. Consideration of heritage assets will be considered in detail at planning application stage with reference to adopted planning policies and national, regional and local planning guidance. Any redevelopment of the site will be expected to acknowledge the historical context of this site and use appropriate documents such as Conservation Area Appraisals and Design Guidelines to articulate and define the existing built form and heritage value of the area, in order to provide context for future development of the site. A detailed description of the area’s main physical characteristics is set out in Appendix 3”.

¹³ London Borough of Islington, 2012. *Finsbury Local Plan Area Action Plan for Bunhill and Clerkenwell* (submission document)

¹⁴ London Borough of Camden and London Borough of Islington, 2012. *Mount Pleasant Supplementary Planning Document*.

3. Methodology

- 3.1. The buried heritage (archaeological) desk-based assessment was undertaken in accordance with the Institute for Archaeologists' *Standard and Guidance: Desk Based Assessments*¹⁵ and takes account of English Heritage's *Conservation Principles*¹⁶ and *The Setting of Heritage Assets*¹⁷.
- 3.2. To inform the archaeological desk-based assessment, a data search was undertaken in relation to the Site and surrounding area (up to 350m from the centre of the Site), which included a review of information from the following sources:
- Greater London Historic Environment Record (GLHER), which consists of records of heritage assets. These relate to sites, find spots, historic buildings and heritage investigations in the area, as well as any known information relating to listed buildings and Scheduled Monuments;
 - Early maps, documents and secondary sources obtained from the Camden Local Studies and Archives Centre, the Islington Local History Centre and the British Postal Museum and Archive; and
 - Previous heritage investigations carried out on the Site (detailed below).
- 3.3. In addition, the Site was visited on 12th October 2012 to identify the ground conditions, where possible, and any remains of previously recorded sites, or any previously unidentified remains. The entire, developed area of the Site was accessible. A photographic record of the Site was made.
- 3.4. Based on the findings of the data search and the Site walkover, the presence of known and potential buried heritage assets, together with their significance were identified. An appraisal was then undertaken using professional judgement to establish how the buried heritage assets would likely be affected by redevelopment of the Site.
- 3.5. Information on previously recorded heritage assets is presented in Section 4 of this report. Section 5 provides an assessment of the significance of any known and unknown heritage assets and how these assets would likely be affected by the redevelopment of the Site. Section 6 presents a summary of the finding of the assessment and recommendations for further evaluation and mitigation work.

Significance Criteria

- 3.6. In the context of heritage, the NPPF defines 'significance' as "*the value of a heritage asset to this and future generations because of its heritage interest.*" And "*significance derives not only from a heritage asset's physical presence, but also from its setting*".
- 3.7. The level of significance given to known and potential buried heritage assets is based on the Design Manual for Roads and Bridges¹⁸ (DMRB) methodology. The DMRB methodology sets out the criteria for determining the significance of individual assets within each of the following sub-types of heritage assets; Archaeological Remains (buried assets), Historic Buildings (extant or standing buildings) and Historic Landscape.
- 3.8. The determination of the value of receptors (heritage assets) is based on existing designations and data, but professional judgement is also applied where assets were identified which did not have

¹⁵ Institute for Archaeologists, November 2011, *Standards and Guidance: Desk Based Assessments*.

¹⁶ English Heritage, April 2008, *Conservation Principles – Policies and guidance for the sustainable management of the historic environment*.

¹⁷ English Heritage, October 2011, *The Setting of Heritage Assets*.

¹⁸ The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 Cultural Heritage

any formal designation or previous description. Details of the criteria specific to this assessment are defined in Table 1 below.

Table 1: Receptor Sensitivity / Significance of Heritage Assets

Receptor Sensitivity/ Value	Description
Very High	<ul style="list-style-type: none"> • World Heritage Sites (including nominated sites); • Assets of acknowledged international importance; and • Assets that can contribute significantly to acknowledged international research objectives.
High	<ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites); • Undesignated assets of schedulable quality and importance; and • Assets that can contribute significantly to acknowledged national research objectives.
Medium	<ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives.
Low	<ul style="list-style-type: none"> • Designated and undesignated assets of local importance; • Assets compromised by poor preservation and / or poor survival of contextual associations (settings); and • Assets of limited significance, but with potential to contribute to local research objectives.

Source: DMRB HA208/07 Annex 5 Table 5.1

4. Previously Identified Heritage Assets

- 4.1. **Figure 2** shows all relevant GLHER records within 350m radius from the centre of the Site. The numbers prefixed with 'MLO' used in the text are references to records of heritage assets on the GLHER.

Designated Buried Heritage

- 4.2. The Site includes no designated buried heritage assets, although the northern part of the Phoenix Place site is located within an Archaeological Priority Area (APA) 'London Suburbs' as designated by LBC. The designation is likely to relate to the late medieval and post-medieval expansion of the City of London from its Roman and medieval core.

Non Designated Buried Heritage

Prehistoric (up to 42 AD)

- 4.3. The Hackney Gravel beneath the Site and surrounding area is a major source of Palaeolithic materials¹⁹. Evidence from this period includes a Palaeolithic hand axe [GLHER MLO1822] recovered in the 19th century at Northampton Road approximately 250m east of the Site. Further 19th century finds from prehistory are concentrated approximately 150m west of the Site at Grays Inn Road. These include an assemblage of Palaeolithic lithic tools [GLHER MLO23431 and MLO46117], a Mesolithic hand axe [GLHER MLO17696] and a Neolithic hand axe [GLHER MLO17697]. A further collection of Palaeolithic artefacts, including hand axes and elephant bones recovered in the 17th century, were also thought to originate from Grays Inn Road, but were found approximately 150m north of the Site on Kings Cross Road [GLHER MLO16262].
- 4.4. No heritage assets from the later prehistoric, namely the Bronze Age and the Iron Age, have been identified in the study area. The nearest heritage assets to the Site from these periods is at Clerkenwell Close, c.450m south-east of the Site.
- 4.5. The archaeological evaluation²⁰ of the Calthorpe Street site in 1993 found no prehistoric heritage assets.

Roman (43 AD to 409 AD)

- 4.6. Heritage assets from the Roman period found within the study area comprise three find spots. These include a *frollis* of Constantine I [GLHER MLO71745] over 200m south-east of the Site, a coin of Antoninianus of Carausius [GLHER MLO71746] found over 200m south-east of the Site and a brass counterfeit of a barbarous radiate coin of Germanicus or Claudius [GLHER MLO17777] found in the Fleet Ditch at Gough Street, 20m south-west of the Site.
- 4.7. The archaeological evaluation²¹ of the Calthorpe Street site, carried out in 1993, identified no Roman heritage assets within this part of the Site [GLHER ELO4061].

¹⁹ Museum of London, 2000. *The Archaeology of Greater London – An assessment of archaeological evidence for human presence in the area now covered by Greater London*.

²⁰ Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

²¹ *Ibid*.

- 4.8. The Site is located outside the Roman city of *Londinium*. The line of Theobalds Road, which is over 200m south-west of the Site, is considered to be the northern Roman bypass for *Londinium* and that the general area was, at the time, farmland [GLHER ELO12228]²². The presence of the flood plain of the Fleet River is unlikely to have made the Site a prime settlement location at this time.

Anglo-Saxon (410 AD to 1065 AD)

- 4.9. The sole buried heritage asset relating to this period is a Saxon cane chevron bead [GLHER MLO359] found approximately 250m east of the Site in Northampton Road.
- 4.10. The archaeological evaluation²³ carried out in the Calthorpe Street site in 1993 identified no Saxon heritage assets [GLHER ELO4061].

Medieval (1066 AD to 1539 AD)

- 4.11. Re-used medieval masonry [GLHER MLO61482], including some elements of architectural detailing, was recorded at Doughty Street approximately 230m west of the Site. Their presence suggests that a large medieval building was present in the area. The possible source could include the nunnery of Saint Mary, noted below, or the Grand Priory of the Order of Saint John of Jerusalem located approximately 700m south-east of the Site.
- 4.12. The area of Clerkenwell to the south of the Site developed from the 12th century around the nunnery of Saint Mary at Clerkenwell Green [GLHER ELO7845]²⁴. The northern precinct follows the present day Bowling Green Lane, located approximately 250m south-east of the Site.
- 4.13. A waste pipe or conduit ran into a stone gutter at Saint John Street [GLHER MLO45801] approximately 500m east of the Site, though marked on the GLHER only 150m east of the Site.
- 4.14. The Site is located outside the main area of medieval activity to the south-east. The area around the Site was fertile meadowland within and close to the flood plain of the Fleet River²⁵. No archaeological evidence was recorded from this period by the archaeological evaluation of the Calthorpe Street site²⁶.

Post Medieval (1540 AD to 1750 AD)

- 4.15. The earliest map of appropriate scale to represent the Site is the Agas map of 1560. This depicts the hamlet of Clerkenwell (marked as '*Clerken Well*') and the nunnery of St Mary to the south-east of the Site. This map also shows what may be the present day Farringdon Road [GLHER MLO24967]. The Site and surrounding area are represented as rural, open fields. A river, with steep, straight banks (presumably the Fleet River), is only indicated to the south of the Site.
- 4.16. Artefacts were recovered from the Fleet River approximately 200m south-east of the Site. These included two bosses or buckles from targets depicting Henry VIII and several knives [GLHER MLO1666].

22 AOC Archaeology Group, 2012. *Land at 24-28 Warner Street, London Borough of Camden: An Archaeological Evaluation and Geoarchaeological Report*.

23 Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

24 Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

25 Weinreb, B. Hibbert, C. Keay, J. & Keay, J., eds., 2008. *The London Encyclopaedia*. London: Macmillan.

26 Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

- 4.17. A well discovered in 1697, became the site of a bath house built by Baynes in the same year²⁷ [GLHER MLO25711]. Situated less than 120m south-east of the Site on the present day Rosebery Avenue, it gave its name to Coldbath Square and to Coldbath Fields; the latter included the Calthorpe Street site and the Mount Pleasant Sorting Office. Although not represented on Agas map, Cold Bath Square, Cold Bath Street and the Cold Bath are all represented on Rocque's map of 1746 (**Figure 3**).
- 4.18. A site, whose name could reference the Cold Bath (though more probably 'London Spa' on the corner of the present day Amwell Street and Rosebery Avenue c.250m north-east of the Site), is Spa Field Chapel [GLHER MLO25719], which was located approximately 160m east of the Site on modern day Exmouth Market. It was the first chapel of 'The Dissenters', who were also known as 'The Countess of Huntingdon's Connection'. This is not represented on the Agas map, although it is possibly shown on Rocque's map of 1746 (**Figure 3**), as is the London Spa.
- 4.19. The spreading urbanisation of the area to the south and east of the Site is well represented on Rocque's map of 1746. It shows and names Great Warner Street and Mount Pleasant to the south of the Site.
- 4.20. Within the east corner of the Mount Pleasant Sorting Office to the south of the Calthorpe Street site, the Rocque map depicts a group of four buildings with an orchard to the rear fronted by Farringdon Road (possibly named Coppice Row by Rocque), entitled 'Sir John Oldcastle's'. This is recorded on the GLHER as Sir John Oldcastle's mansion [GLHER MLO25710], but is noted by Drummond-Murray²⁸ as being the tavern named the 'Sir John Oldcastle' or the 'Lord Cobham'. The tavern fell into disrepair and was demolished in 1762²⁹.
- 4.21. Rocque's map also depicts a less dense collection of buildings and enclosed garden plots, backed by the Fleet River, to the north of the Site at Black Mary's Hole. The Fleet River meanders across the Site (both the Calthorpe Street site and the Phoenix Place site) and, where it crosses Mount Pleasant (a triangular open space in the 18th century), is a collection of six or more densely packed buildings. Rocque's map also suggests a narrowing of the Fleet River valley at this point and, on the east side of the river, an elongated mound.
- 4.22. The archaeological evaluation³⁰ of the Calthorpe Street site identified at least two concentrated episodes of dumping in the same area on the east bank of the Fleet River (possibly the elongated mound depicted by Rocque) [GLHER MLO64265]. The dumping is reported to have been a distinct local landmark, "a huge rubbish heap which had grown up on the site of an eighteenth century bathing place, known as Cold Bath Spring"³¹. The Mount Pleasant SPD also refers to the rubbish heap and reproduces a map of 1754 that depicts a rounded mound on the east bank of the Fleet River³².

Industrial Age (1751 AD to present)

- 4.23. Horwood's map of 1792 (**Figure 4**), like Rocque's, indicates that the areas to the south and east of the Site are the subject of increasingly dense urbanisation, although the Site and immediate surrounding area is shown to remain largely open. A street (now named Mount Pleasant) is shown

²⁷ Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

²⁸ Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

²⁹ *Ibid*.

³⁰ Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

³¹ General Post Office, 1935, *Mount Pleasant*.

³² London Borough of Camden and London Borough of Islington, 2012. *Mount Pleasant Supplementary Planning Document*.

to extend north-east from Mount Pleasant to Coppice Row (now Farringdon Road), is named 'Baynes Row' (after the first owner of the Cold Bath). The tavern on the corner of Coppice Row and Baynes Row has been re-ordered (possibly not completely demolished in 1762)³³ and is now named '*Cobham's Head*'. Elsewhere, the less meandering course of Fleet River is shown to have changed compared to 46 years earlier. The Fleet River now flows past the collection of buildings at the junction of Mount Pleasant and Baynes Row. The frontage buildings from this collection are further set back than those shown on Rocque's map, but the three backlands' ranges survive in much the same form as shown on previous maps.

- 4.24. The greatest change indicated on Horwood's map is the advent of the Middlesex House of Correction (or Coldbath Fields Prison) [GLHER MLO25709 & MLO64261] covering much of the Calthorpe Street site. Horwood's map shows the original build of the prison completed in 1794 (**Figure 4**) as a fully infilled block.
- 4.25. The Middlesex House of Correction³⁴ covered an area of nine acres (approximately 3.64 ha.) and was designed by John Howard³⁵. "*The original building was constructed at an outlay of £65,656. Comformably with the notions of that period, the building was massive, overloaded with ponderous iron gates, window frames and fastenings; while narrow entrances were designed to render a sudden outburst of prisoners impracticable...These buildings were erected on a radiating system...*"³⁶.
- 4.26. A letter published in the '*Gentlemans' Magazine*' from 1796, cited by the Museum of London Archaeology Service³⁷, noted that:

"*The spot on which it [the prison] is erected having been naturally swampy and long used for a public lay stall, it was found prudent to lay the foundations so deep, and pile it so severely, that it is supposed there are as many bricks laid underground as appear to sight*".
- 4.27. Tyrer's map '*The Inhabitants of Clerkenwell and its Environs*' (dated 1805), marks the prison as an infilled block, naming it as '*County Gaol*'. To the north-east of the Site, Tyrer's map depicts the bath house of 'Merlin's Place' [GLHER MLO18881] and, to the north, depicts a site of tile kilns [GLHER MLO1443]. Tyrer's map also shows, to the north of the Site, the public resort and gardens of '*Bagnigge Wells*' [GLHER MLO394] through which the Fleet River flowed. The wider area also witnessed the development of similar pleasure gardens. To the west of the Site, Mecklenburgh Square [GLHER MLO103799] was laid out in 1809 by Joseph Kay and, to the east, Wilmington Square [GLHER MLO101403] was laid out in 1820 by John Wilson as the centre piece to the development of the Spa Field Estate. The former is designated as a Registered Park and Garden while the latter was designated under the London Squares Preservation Act of 1931. Bagnigge Wells remained open until 1840.
- 4.28. Horner's '*Plan of Clerkenwell*' of 1813 (**Figure 5**) shows the original prison in the same outline as Horwood and Tyrer, but has greater detail. The prison is formed with two parallel east-west ranges with 'lodges' at each corner and a central north-south range joining them. A number of lesser, ancillary buildings are also depicted within the prison's precinct and beyond the south-east corner of the precinct. A canalised ditch is depicted crossing the Calthorpe Street site, extending in a north-east to south-west direction. It drained a number of streams on the open land to the north-

33 Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

34 General Post Office, 1935. *Mount Pleasant*.

35 House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

36 Mayhew, H., & Binny, J., 1862. *The Criminal Prisons of London and Scenes of London Life*. London: Griffin, Bohn and Co.

37 Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

east into the Fleet River. The main urban development is still shown to the south and east of the Site.

- 4.29. By the 1860s, the prison could accommodate 1,450 prisoners³⁸. *“The prison is surrounded by a high wall, varying from eighteen to twenty-three feet [in height] and the prison buildings are in three distinct divisions:*

1. *The principal, or old building, erected in 1794.*
2. *The new vagrants’ ward, completed in 1830.*
3. *The female prison, now the “misdemeanants’ ward,” completed in 1832.*

The old or “main” prison stands at a little distance behind the principal entrance, and is of a quadrangular form (with two wings attached), divided by a central passage, which is intersected at right angles by the various “yards” – four on either side of the passage, and each having cells ranging along one side, and with the tread-wheels, in some cases, facing them.

The vagrants’ ward is on the left of the main entrance, and consists of five radiating wings, proceeding from a semi-circular building, upon the half-wheel principle; and these five wings, with the four intermediate airing courts, constitute four “yards” or divisions.

The misdemeanants’ ward, formerly appropriated to the female prisoners, stands at a little distance from the north-eastern corner of the old prison, and constitutes a distinct building, but does not differ much in plan from the vagrants’ ward.

There are two chapels within the prison...”³⁹.

- 4.30. An aerial view of the prison at its fullest extent is reproduced in **Figure 6**⁴⁰. Pinks’ map, ‘Parish of Clerkenwell’ (dated 1865) (**Figure 7**) shows the prison bound by Farringdon Street, Baynes Row, Phoenix Place and Lower Calthorpe Street. The area immediately surrounding the Site has been fully developed (probably from the 1820s onwards) and the Fleet River is now culverted, although its course is represented by the administrative boundary between Clerkenwell, Saint Pancras and Saint Andrews.
- 4.31. A series of watching briefs conducted by Compass Archaeology on behalf of Thames Water in 2012 included a watching brief on a trench on the western side of Rosebery Avenue, 10m north of the junction with Mount Pleasant. The remains of a substantial wall aligned north-north-east south-south-west were found. They were present from c. 490mm below modern ground level, and were constructed of yellow and red brick, bonded with grey mortar cement, surviving to at least seven courses high amounting to approximately 500mm. The walls were up to 800mm thick, The Evaluation Report⁴¹ goes on to state that *“The brickwork associated with Coldbath Prison is an interesting glimpse into the social history of the area, and considering the size of the Mount Pleasant Post Office development all the more surprising in its survival.”* It is therefore possible that remains of this facility survive elsewhere, including within the Calthorpe Street site.
- 4.32. The north and west of the study area was largely developed from the late Georgian / early Victorian period, with the attendant increase in population, reflected by an increase of burial grounds in the area. These include a burial ground at Exmouth Market [GLHER MLO25720] approximately 200m

38 House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

39 Mayhew, H., & Binny, J., 1862. *The Criminal Prisons of London and Scenes of London Life*. London: Griffin, Bohn and Co.

40 *Ibid*.

41 Compass Archaeology, May 2012. Thames Water, Victorian Mains Replacement Works in the vicinity of Mount Pleasant, Farringdon Road and Clerkenwell Road – London Boroughs of Islington and Camden (DMA Crouch Hill 70) – An Archaeological Watching Brief

east of the Site and on Grays Inn Road [GLHER MLO60004, MLO21121 and MLO60005] approximately 100m north-west of the Site. The latter was closed for burials in 1850 and opened as a public park in 1885 [GLHER MLO103811].

- 4.33. The OS mapping of 1877 shows a dense matrix of terraced housing surrounding the Site. The prison is not depicted on this OS extract. The cut-and-cover construction of the London Underground Metropolitan Line (originally the 'Metropolitan Railway') is shown running along the north-east side of Farringdon Road. The culverted course of the Fleet River is also indicated running across the west corner of the Calthorpe Street site, the central section of Phoenix Place and, in a dog-leg, across the Phoenix Place site.
- 4.34. The Phoenix Place site is developed with a complex matrix of enclosed, irregular courts, around which are varying sizes of industrial buildings. A brass foundry is marked fronting onto Durrington Street and a Cartridge Works fronting onto Phoenix Place. Terraced housing fronts Mount Pleasant and Gough Street along the southern and western boundaries of the Phoenix Place site.
- 4.35. The prison came under the control of the Prisons Commissioners in 1877 and closed in 1885⁴². Two years later, the Post Office used the former prison as a parcel-post sorting office⁴³. More accommodation was soon needed and the prison was demolished in 1889 [GLHER MLO25709]⁴⁴.
- 4.36. The MoLAS' evaluation of the Calthorpe Street site recorded a series of deep, brick foundations that align with the original prison (**Figure 8**) [GLHER MLO64267 & MLO64261]⁴⁵. These were recorded to extend to depths of up to 9.5m AOD and extend as high as 14.30m AOD, though most had been truncated to upper levels of 13.70m AOD. Remains of the prison were only seen to survive between the Post Office Railway depot (along the western edge of the Calthorpe Street site – see below) and the footings and basement of the first Royal Mail Sorting Office (the '*Old Building*', located in the centre of the Calthorpe Street site – see below).
- 4.37. In 1889-90, the first purpose-built post office building at Mount Pleasant was constructed⁴⁶. The OS mapping of 1896 shows the post office building occupying the majority of the Calthorpe Street site. Numerous ranges of buildings are shown immediately to the south of the Calthorpe Street site along land between the new post office and Mount Pleasant, which are shown as a '*Postal Telegraph Factory*'.
- 4.38. The OS mapping of 1896 also shows that Lower Calthorpe Street has become Calthorpe Street and that Rosebery Avenue has been cut through the dense medieval and post-medieval developments to the south-east of the Site.
- 4.39. In 1900, the post office building on the Calthorpe Street site (known as the '*Old Building*' in the 20th century) was extended to the south-east resulting in the demolition of the Postal Telegraph Factory and the last, extant remnants of the old prison buildings⁴⁷. The OS mapping of 1916 (**Figure 9**) reflects this development. It also names the brass foundry on Phoenix Place site fronting onto Mount Pleasant as '*Phoenix Foundry*'.
- 4.40. The Mount Pleasant Sorting Office has the largest station and also the train maintenance depot on London's Post Office Railway⁴⁸. This is an underground facility that extends nearly 10.5km from Whitechapel to Paddington, with six intermediate stations. At Mount Pleasant, the two platform station, aligned north-west to south-east, is situated beneath the New Building (described below)

⁴² House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

⁴³ General Post Office, 1935. *Mount Pleasant*.

⁴⁴ House, G., 2012. *A History of London Prisons*. Barnsley: Wharcliffe Books.

⁴⁵ Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

⁴⁶ General Post Office, 1935. *Mount Pleasant*.

⁴⁷ *Ibid.*

⁴⁸ *Ibid.*

and the remnant basement of the Old Building. The topographic survey for the Site indicates that at the point that the Mail Rail tunnels pass under the Fleet Sewer Branch (presumably the canalised ditch noted in paragraph 4.28 above), the upper levels of the Royal Mail tunnels are no higher than 4.11m AOD⁴⁹.

- 4.41. The train maintenance depot is located within the Calthorpe Street site between the basement of the Old Building and Phoenix Place, extending to the north-west elevation of the New Building. The tunnel enters the maintenance depot with a highest level of 10.2m AOD, but other levels have not been recorded⁵⁰.
- 4.42. The 'New Building', fronting onto Mount Pleasant and extending between Farringdon Road and Phoenix Place (to the south of the Calthorpe Street site), was designed by Albert Myers and built in 1927, then was extended in 1937 onto land occupied by the Postal Telegraph Factory⁵¹. This is reflected in the OS mapping from 1938. The New Building housed the Inland Section Sorting Office and the Postal Stores Depot⁵².
- 4.43. The Old Building (on the Calthorpe Street site) was largely destroyed by aerial bombing in June 1943. A temporary structure was improvised in the damaged part of the building⁵³. The remains of the Old Building were demolished in the 1980s (OS mapping 1989) leaving an open basement that was initially used as a police car pound (OS mapping 1992), before reverting to a car park serving the Sorting Office in the early 1990s⁵⁴.
- 4.44. The Phoenix Place site was developed through the first half of the 20th century with various works and factories. The Phoenix Foundry is noted as catering for brass and iron on the OS mapping from 1952, which also shows a 'ruin' to the north-east of the foundry, a garage, a public house fronting Gough Street (the '*Two Brewers*') and a 'food factory' to the west. By 1971 the entire Phoenix Place site was cleared of extant buildings, except for Freeling House in the north-western part of the Phoenix Place site.

The Fleet River

- 4.45. It is likely that the name of the Fleet River derives from the Old English *fleot*, meaning a stream or a creek⁵⁵. The Fleet River originates as two distinct streams which join at Camden Town and flows into the River Thames under Blackfriars Bridge⁵⁶.
- 4.46. As the Fleet River approaches the Site from the north, it originally meandered across the north-west corner of the Calthorpe Street site (as shown on historic mapping up to 1813). The geomorphological form of a river valley is clearly represented in the topography of the area, where the Fleet River crosses the Site. The river followed a moderate gradient across the Site and this is reflected by greater sediment deposition in the area and an associated meandering course⁵⁷.

49 Adams Kara Taylor. 2009. *Plan of Existing Tunnels and Sewer Constraints*.

50 *Ibid*.

51 Osley, J., 2010. *Built For service: Post Office Architecture*. London: The British Postal Museum and Archive.

52 General Post Office, 1935. *Mount Pleasant*.

53 General Post Office, 1935. *Mount Pleasant*.

54 Museum of London Archaeology Service, 1993. *Mount Pleasant Sorting Office: An Archaeological Assessment of Proposed Development*.

55 Ekwall, E. 1960. *The Concise Oxford Dictionary of English Place-names*. 4th ed. Oxford: Clarendon Press.

56 Myers, S. 2011. *Walking on Water: London's Hidden Rivers Revealed*. Stroud: Amberley.

57 *Ibid*.

- 4.47. The MoLAS evaluation of the Site from 1993, records channels of the Fleet River to the east of the Post Office Railway depot and running beneath the north-west corner of the New Building [GLHER MLO64263]. At this point, sediments from the Fleet River were recorded at 10.80m AOD⁵⁸.
- 4.48. The Fleet River is joined by two further streams within the Site. The first, flowing west across the north of the Calthorpe Street site from Merlin's Place (shown on Horner's map of 1813 – **Figure 5**) is shown to be culverted at 12.80m AOD and 11.12m AOD near Farringdon Road and Phoenix Place respectively⁵⁹. The second, emanating from Lamb's Conduit Fields to the west, joined the Fleet River near to the aforementioned Phoenix Foundry in the Phoenix Place site⁶⁰. It is possible that some remains of this tributary survive in the south-west corner of the Phoenix Place site.
- 4.49. Having been culverted by 1862 (see Pinks' map of that year **Figure 7**), the Fleet River now approaches the Site under Pakenham Street and beneath the road, Phoenix Place, within the Phoenix place site⁶¹. The topographic survey indicates that the Fleet River is culverted at 9.77m AOD at the northern end of Phoenix Place⁶².

58 Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

59 Adams Kara Taylor. 2009. *Plan of Existing Tunnels and Sewer Constraints*.

60 Myers, S. 2011. *Walking on Water: London's Hidden Rivers Revealed*. Stroud: Amberley.

61 *Ibid*.

62 Adams Kara Taylor. 2009. *Plan of Existing Tunnels and Sewer Constraints*.

5. Significance of Buried Heritage

Significance of Known Buried Heritage

- 5.1. Based on the findings set out above, investigations around the area of the Site indicate that there is evidence for buried heritage assets surviving from prehistory into the post-medieval period in line with evidence expected to be found on the periphery of a major settlement. However, none of the archaeological investigations of the Site recovered any direct archaeological evidence from these periods.
- 5.2. The archaeological evaluation of the Calthorpe Street site identified deep sedimentary and alluvial material deposited by the Fleet River⁶³. Environmental analysis of a sample of these deposits indicates that the former channels of the Fleet River are a rich source of historic environmental data. Consequently, the sedimentary and alluvial deposits are of medium significance, in that geoarchaeological and environmental analysis of the Fleet River would contribute to regional research objectives⁶⁴.
- 5.3. From the medieval period onwards, part of the Calthorpe Street site was used for dumping of domestic and industrial waste. This, together with any artefacts washed down in the Fleet River, would provide archaeological data on industrial activities, diets other social indicators. The local and residual nature of the dumped material is considered to be of low significance.
- 5.4. The remains of the extensive brick foundations of the former Middlesex Prison of Correction and the Post Office Old Building and the Royal Mail Railway depot associated with the Calthorpe Street site are also considered to be of low significance⁶⁵.

Truncation and Potential for Survival of Buried Heritage

- 5.5. Observations made during the Site walkover survey confirmed that most of the Calthorpe Street site has been the subject of deep and extensive truncation by development in the 18th, 19th and 20th centuries. This relates to the northern buildings of the Middlesex Prison of Correction, the Post Office Old Building and the Royal Mail Railway depot. In particular the current sunken car park (the basement of the Post Office Old Building and known as '*the Bathtub*') exhibits the greater truncation in the Calthorpe Street site. The eastern 100m has been recorded as being truncated into London clay⁶⁶. Investigations in the western 40m of the basement, up to the Royal Mail Railway depot, indicate that below the concrete slab, archaeological stratigraphy survives to a depth of 3.50 to 4.00m AOD, from a height of between 14.10 and 14.30m AOD. These deposits are broadly characterised as levelling for the prison construction and remains of the prison (from 12.70m AOD up to 14.40m AOD); complex, multi-phased post medieval and industrial age dumping (11.16m AOD up to 14.00m AOD); and alluvial silts (from 10.00m AOD up to 13.10m AOD)⁶⁷. In addition, London clay deposits are recorded at between 9.66m AOD and 11.96m AOD.
- 5.6. The areas of the Calthorpe Street site that have not been archaeologically investigated are those to the north and east of the *bathtub*. These areas that front onto Calthorpe Street and Farringdon Road are unlikely to have faced any significant truncation.

⁶³ Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

⁶⁴ Museum of London. 2002. *A research framework for London archaeology*. London: Museum of London.

⁶⁵ *Ibid.*

⁶⁶ Museum of London Archaeology Service. 1993. *Mount Pleasant Post Office: An Archaeological Investigation*.

⁶⁷ *Ibid.*

- 5.7. The Phoenix Place site will have also been the subject of truncation from 18th, 19th and 20th - century development, although this has not been quantified by any intrusive archaeological investigations. The level of truncation is likely to be of a much more shallow nature compared to the Calthorpe Street site, since there is no evidence of any large, basemented buildings having been built here.
- 5.8. In summary, there is a high potential for survival of palaeo-environmental riverine deposits laid down by the Fleet River in the Phoenix Place site and the western third of the Calthorpe Street site. There is low potential for isolated artefacts from the prehistoric to medieval periods across the entire Site. There is moderate potential for the survival of elements of the Middlesex House of Correction and industrial age heritage assets associated with the Sorting Office in the Calthorpe Street site.
- 5.9. In the Phoenix Place site, in addition to the high potential for riverine deposits and low potential for pre-1540 artefacts, there is moderate potential for the survival of 18th to 20th century buildings' footings such as those of the Phoenix Foundry.

6. Conclusions and Recommendations

- 6.1. The Site is located in the valley of the Fleet River where historically, channels of the Fleet River flowed through and deposited sediment across much of the western half of the Site. This part of the Site is, consequently, likely to be rich in palaeoenvironmental and geoarchaeological materials that can provide insights into earlier landscapes, flora and fauna. These, in turn, can provide information on how the earlier inhabitants lived.
- 6.2. Much of the Site has been subjected to truncation as a result of development from the 18th century onwards, particularly in relation to the Calthorpe Street site, which has been subject to severe and extensive truncation.
- 6.3. This report sets out sufficient information on the significance of buried heritage assets to inform the planning process as required by the NPPF and local planning policies on the historic environment. This report has been submitted with the planning applications to inform the planning process in regard to buried heritage.
- 6.4. It is highly likely that moderately significant palaeoenvironmental deposits laid down by the Fleet River survive beneath the Site which would therefore be disturbed and impacted by the redevelopment of the Site. Consequently, a programme of geoarchaeological survey comprising one or two borehole transects across where the excavations would be likely to coincide with the course of the Fleet River (Phoenix Street site) together with microlith sampling from a number of suitably positioned trench sections, would provide sufficient information in relation to these deposits. It is recommended that this programme is carried out in advance of ground works (possibly during other geotechnical investigations) and could be secured by an appropriately worded condition on any planning consent.
- 6.5. Known industrial age heritage assets survive in parts of the Site (the prison, Post Office buildings and post medieval dumping) and it is likely that there is varying degrees of potential (low and moderate) for the survival of further, buried industrial age heritage assets in parts of the Site (such as the Phoenix Place site and the areas fronting onto Calthorpe Street and Farringdon Road). Consequently, a programme of archaeological monitoring and recording (a 'watching brief') is recommended during the ground works associated with the redevelopment of the Site. The archaeological monitoring and recording would be focused on the Phoenix Place site and also parts of the Calthorpe Street site which have not been subjected to severe truncation. This could be secured through an appropriately worded planning condition.

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Figures

Figure 1: Site Location

Figure 2: Relevant GLHER sites

Figure 3: Extract from Rocque's Map of London 1746

Figure 4: Extract from Horwood's Survey of London 1792

Figure 5: Horner's Plan of the Parish of Clerkenwell 1813

Figure 6: Mayhew and Burney's Bird's eye view of Coldbath Fields Prison 1862

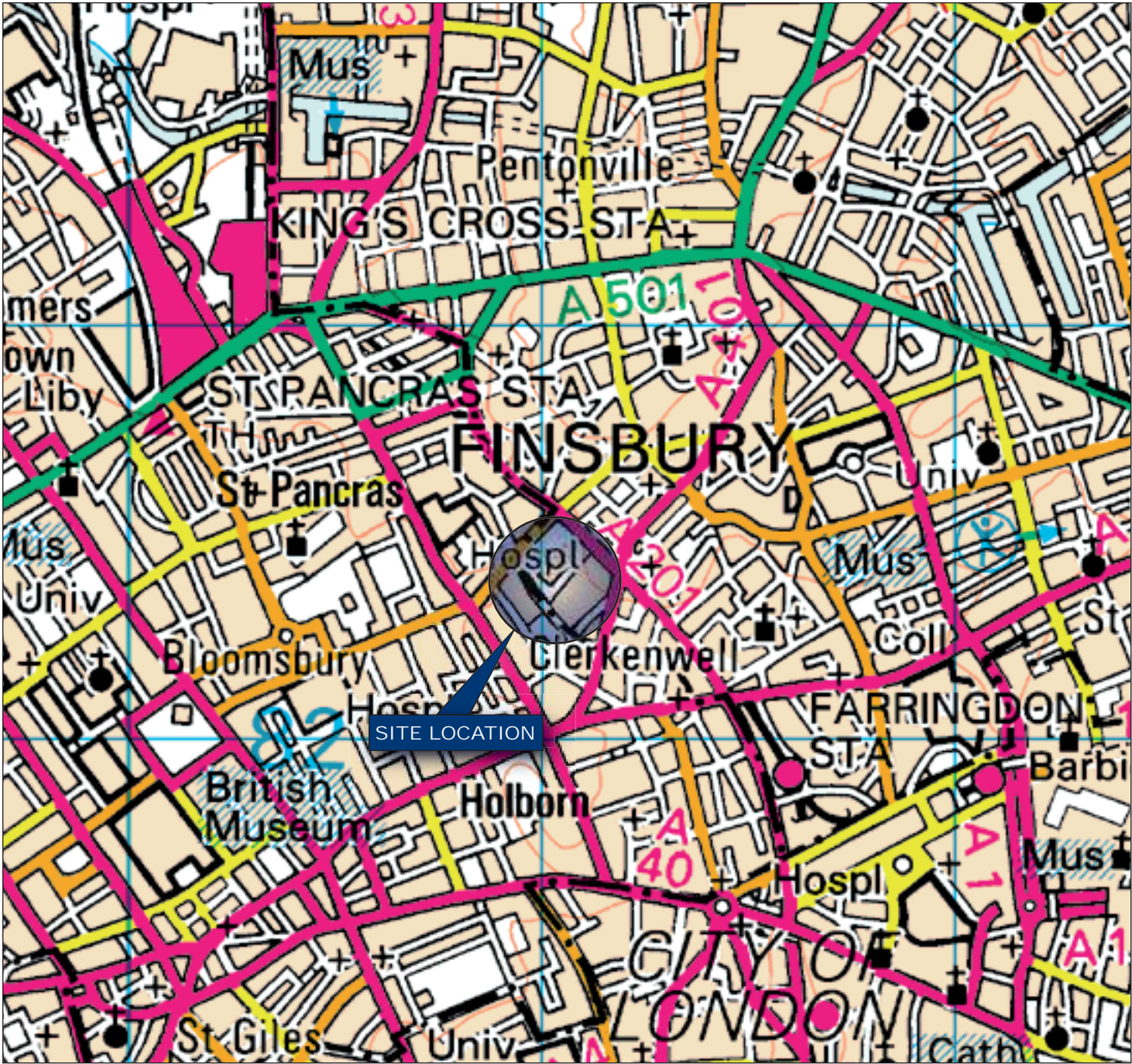
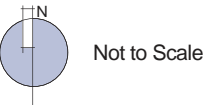
Figure 7: Extract of Pinks' original map in History of Clerkenwell 1862

Figure 8: Mayhew and Burney's ground floor plan of Coldbath Fields Prison 1862

Figure 9: Extract from OS 1:2,500 1916

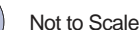
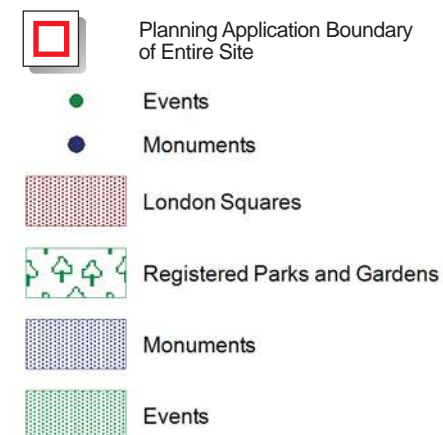


Planning Application Boundary of the Entire Site

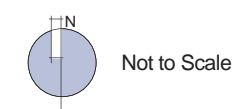


Site Location Plan

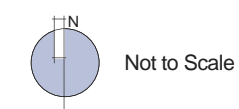
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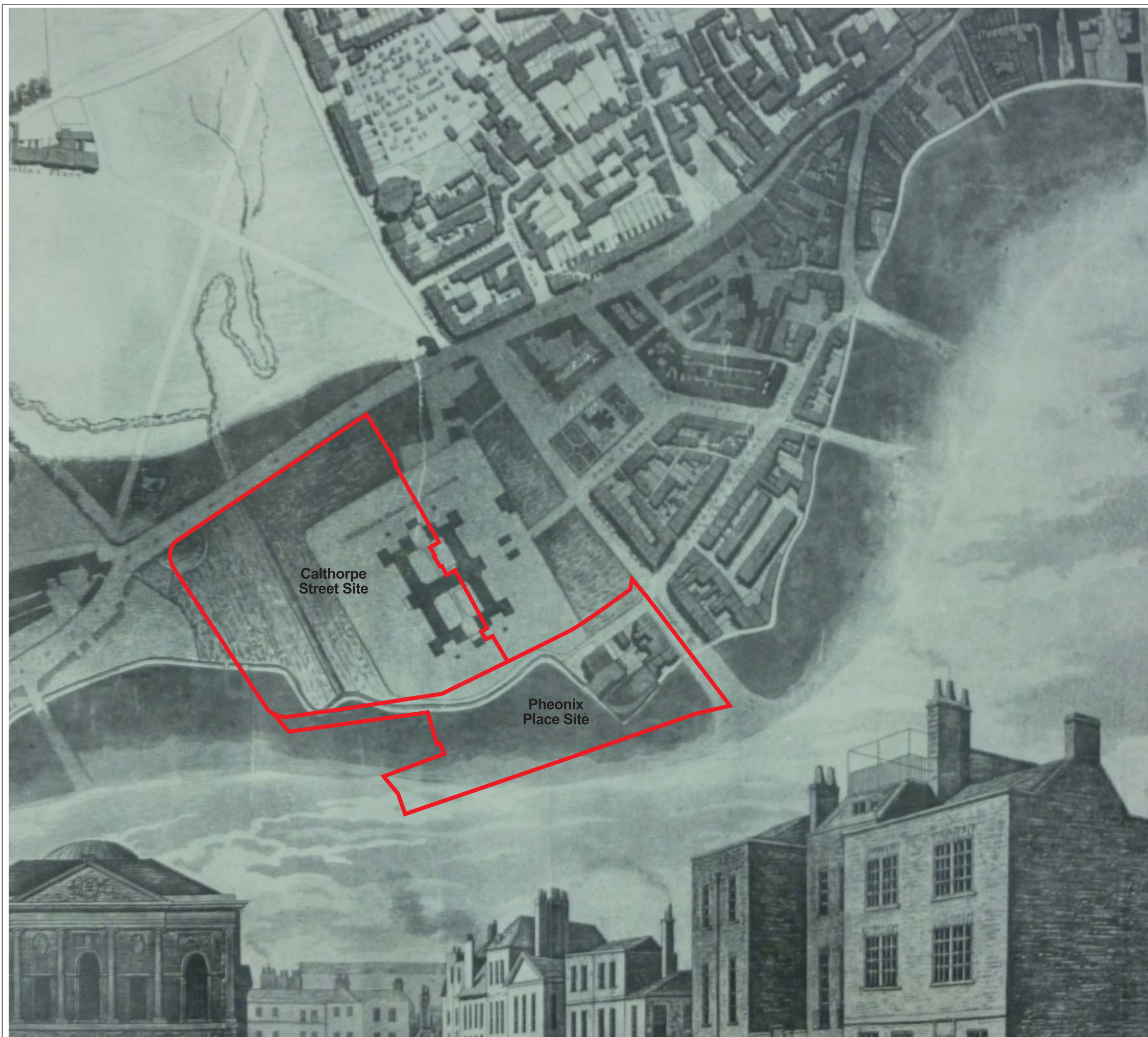
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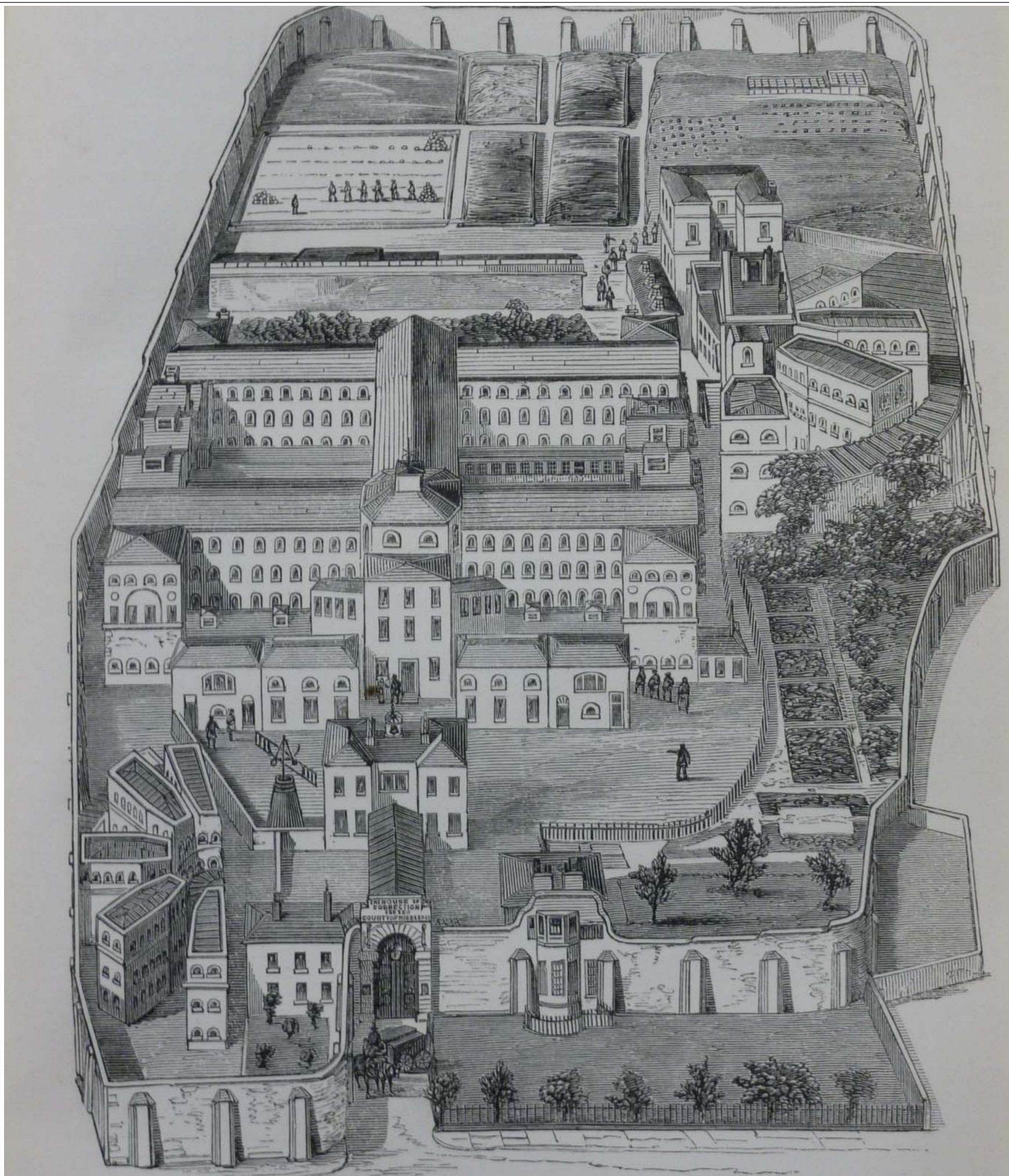
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Figure Title	Figure 5: Horner's Plan of the Parish of Clerkenwell 1813
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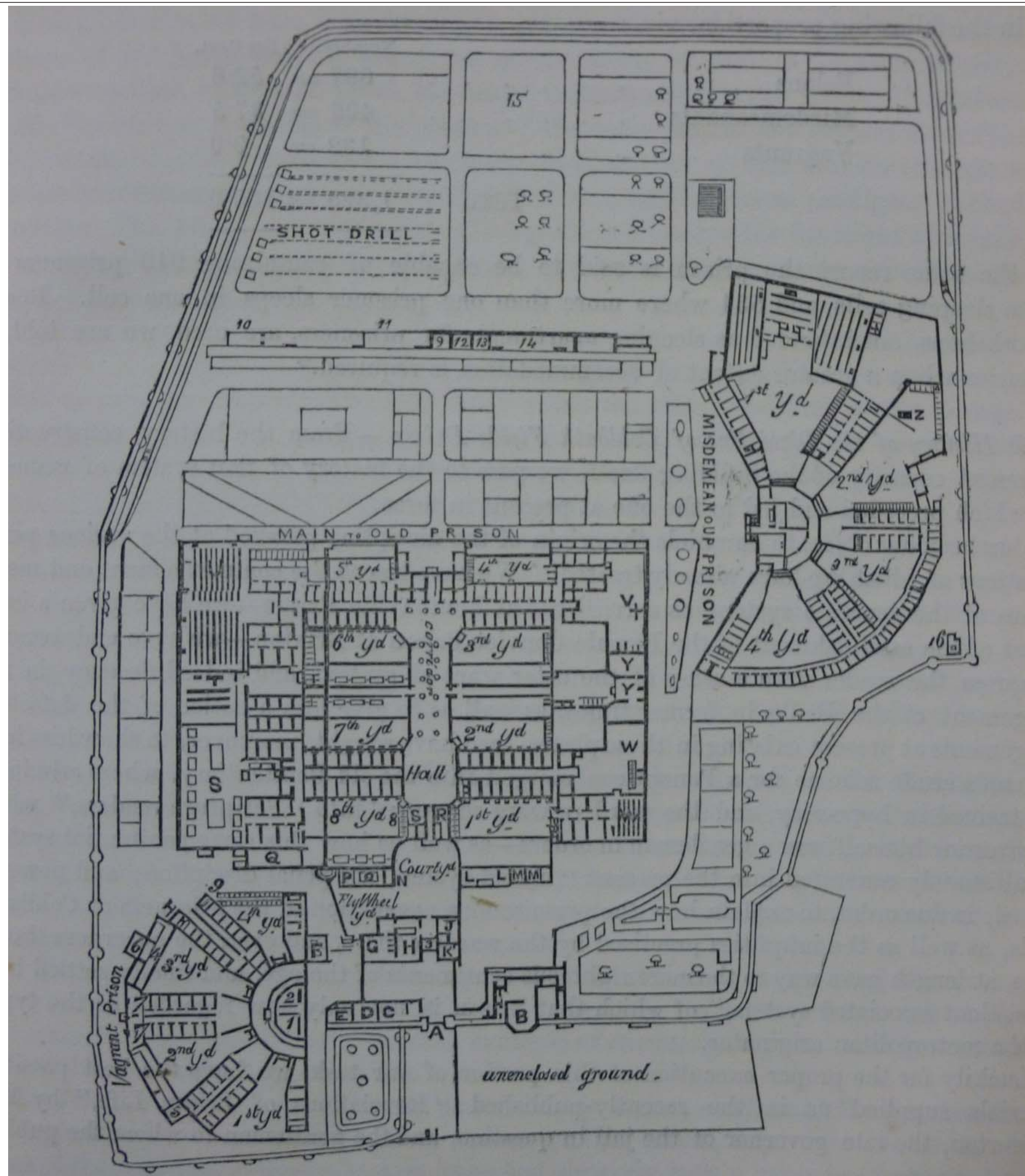
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 Planning Application Boundary
of Entire Site



 Not to Scale

Project Details	EED13235-100: Mount Pleasant, London
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Figure Ref	EED13235-100_GR_AR_7B
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Project Details	EED13235-100: Mount Pleasant, London
Figure Title	Figure 8: Mayhew and Burney's ground floor plan of Coldbath Fields Prison 1862
Figure Ref	EED13235-100_GR_AR_8A
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