

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**212-214 High Holborn,
London Borough of Camden**

Archaeological Desk-based Assessment

by Gordana Baljkas

**Site Code: HHL16/205
(TQ 3046 8149)**

**212-214 High Holborn,
London Borough of Camden**

**Archaeological Desk-based Assessment
for Austringer Capital Ltd**

by Gordana Baljkas

Thames Valley Archaeological Services Ltd

Site Code HHL 16/205

December 2016

Summary

Site name: 212-214 High Holborn, London Borough of Camden

Grid reference: TQ 3046 8149

Site activity: Archaeological desk-based assessment

Project manager: Steve Ford

Site supervisor: Gordana Baljkas

Site code: HHL 16/205

Area of site: 0.11a

Summary of results: A Grade II listed building, 212 High Holborn, is located on the proposal site. While no changes to the façade of the listed building are proposed, the development would entail reconfiguration of the basement and ground floor as well as an extension on the top floor and the construction of an interconnected building to the rear that would be two storeys higher than the listed building. While the visual impact of the new structure would be largely absorbed by its location to the rear and neighbouring buildings of a similar height, the proposed development has been designed to ensure that it is sympathetic to the character of the Conservation Area and the setting of the listed building.

Further, the proposal site is located within the London Suburbs APA, significant for remains dating from the Roman to post-medieval periods and previous archaeological works in the immediate vicinity of the proposal site have revealed deposits and finds dating to these periods. The proposal site has been occupied from at least the mid-17th century and has undergone a number of development phases. It is uncertain if below-ground archaeological deposits would have survived these phases of development. It follows that a watching brief will be undertaken during the groundworks associated with the new structures. This will be carried out by a competent archaeological contractor and would involve the monitoring of groundwork activities such as overburden removal and trenches dug for foundations, services and soakaways. and would be implemented according to a condition attached to any consent gained. This would be implemented according to an appropriately worded condition attached to any consent gained.

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212-214 High Holborn, London Borough of Camden Archaeological Desk-based Assessment

by Gordana Baljkas

Report 16/205

Introduction

This report is an assessment of the archaeological potential of land at 212-214 High Holborn, London Borough of Camden (Fig. 1). The project was commissioned by Ms Bryony Jennings of Austringer Capital Ltd and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning consent is to be sought from the London Borough of Camden for commercial re-development of 212-214 High Holborn, London Borough of Camden. This assessment will accompany the application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) and the Council's heritage policies.

Site description, location and geology

The proposal site is located at 212-214 High Holborn in a densely built commercial and residential area of Camden. It is sited within a building block bounded by High Holborn (A40) to the north, Kingsway (A4200) to the east, Parker Street to the south and Newton Street to the west. The proposal site comprises a roughly rectangular parcel of land covering an area of 0.11a and is centred on NGR TQ 3046 8149 (Fig. 1). The proposal site is bounded by High Holborn which it fronts to the north, 210 High Holborn occupied by HSBC bank to the west, 129 Kingsway occupied by Sainsbury's to the east and the rear of buildings fronting Kingsway and Newton Street to the south. A site visit conducted on 21st November 2016 showed that the proposal site is currently comprises a Grade II listed building of four storeys over basement. The basement and ground floor of the building are currently occupied by National Westminster Bank while the upper floors are vacant. The ground floor covers the length of the proposal site with the basement extending to approximately two thirds of the length. Upper floors cover roughly half of the proposal site (Figs 3-4, Pls 1-2). The underlying geology is Lynch Hill Gravel over London Clay (BGS 1994). The site lies at a height between 20m and 25m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from the London Borough of Camden for commercial re-development of 212-214 High Holborn. The proposed development involves the refurbishment of the existing building and creation of a new interconnected structure to the rear. The majority of the development will be used for office floorspace with an A1 or A3 unit on the ground floor (Figs 17-18).

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 128 and 129 state that

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

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

A ‘heritage asset’ is defined (NPPF 2012, 52) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2012, 51) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2012, 50) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.’

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

‘131. In determining planning applications, local planning authorities should take account of:
³⁵₁₇ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
³⁵₁₇ the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
³⁵₁₇ the desirability of new development making a positive contribution to local character and distinctiveness.

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

‘133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
³⁵₁₇ the nature of the heritage asset prevents all reasonable uses of the site; and
³⁵₁₇ no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
³⁵₁₇ conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
³⁵₁₇ the harm or loss is outweighed by the benefit of bringing the site back into use.

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

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

Paragraph 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

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

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and

the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2012, 56) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

while ‘setting’ is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

- ‘(a) any object or structure fixed to the (listed) building
- ‘(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.’

The London Plan, updated and published in March 2016, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

Policy 7.8 Heritage assets and archaeology

‘Strategic

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

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

Planning decisions

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

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

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

LDF preparation

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

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting,

enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area’.

Further, the London Borough of Camden Council’s Local Development Framework (LDF) comprises a collection of planning documents the primary of which, *Core Strategy 2010-2025*, adopted in November 2010, contains the following policy pertaining to the historic environment:

CS14 – Promoting high quality places and conserving our heritage

‘The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by: a) requiring development of the highest standard of design that respects local context and character;

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

‘c) promoting high quality landscaping and works to streets and public spaces;

‘d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

‘e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views’.

A more specific planning policy is included in the *Camden Development Policies 2010-2025* (adopted November 2010):

DP25 – Conserving Camden’s heritage

‘Conservation areas

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

‘a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

‘b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

‘c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

‘d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

‘e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

‘Listed buildings

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

‘e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

‘f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

‘g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

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

‘Other heritage assets

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

Finally, on 24 June 2016 the Council submitted the *Camden Local Plan 2015* and supporting documents to the Secretary of State for Communities and Local Government for independent examination. The draft contains the following policy that relates to heritage assets:

'Policy D2 Heritage

'The Council will preserve and, where appropriate, enhance 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. In order to maintain the character of Camden's conservation areas, we will:

'a. take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

'b. require that development within conservation areas preserves or enhances the character or appearance of the area;

'c. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area, unless circumstances are shown that outweigh the case for retention;

'd. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

'e. preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

'Development which causes harm to the significance of a conservation area will not be permitted unless there are public benefits to the development that outweigh that harm, taking into consideration the scale of the harm and the significance of the asset.

'Listed Buildings

'To preserve and enhance the borough's listed buildings, we will:

'f. prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

'g. resist proposals for a change of use or alterations and extensions to a listed building where it considers this would cause harm to the special architectural and historic interest of the building; and

'h. resist development that it considers would cause harm to the setting of a listed building.

'We will refuse permission for development which results in substantial harm to, or the loss of, a listed building unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:

'i. the nature of the heritage asset prevents all reasonable uses of the site; and

'j. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

'k. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

'l. the harm or loss is outweighed by the benefit of bringing the site back into use.

'Archaeology

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

'Other heritage assets and on-designated heritage assets

'We will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Parks and Gardens of Special Historic Interest, and London Squares'.

The proposal site is located within the London Suburbs Archaeological Priority Area (APA) (GLHER 2016) and within the Bloomsbury Conservation Area, Sub Area 8: New Oxford Street/High Holborn/Southampton Row characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares (LBCC 2011).

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute *for* Archaeologists' paper '*Standards in British Archaeology*' covering desk-based studies (CIFA 2014). These sources include historic and modern maps, the Greater London Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

There is little evidence for prehistoric activity within the Holborn area and the borough of Camden as a whole (MoLAS 2000). However, some Palaeolithic material has been recorded in Holborn (Wymer 1999, map 9 and see below). A minor concentration of Neolithic axes, approximately 25, have been found in the City of London and parts of Holborn (VCH 1969, 29-36).

Following the Roman invasion of AD 43 the major settlement of *Londinium* was established in the area that is now occupied by the City of London some distance to the east of Holborn. A network of roads spread out in several directions from the Roman town. One of these roads is believed to have followed the line of the modern New Oxford Street to the north of the proposal site. In addition to the road, Roman activity within the Holborn area consists primarily of extramural burials, past of the city's 'western cemetery' (Hall 1996; Watson 2003). Roman law forbade the burying of the dead within the city walls, and the cemeteries of *Londinium*, as elsewhere, are spread along roads leading out of the city; burials within the urban limits are also known however. The few cremations and inhumations recorded so far in the Holborn area, however, indicate that this was not a densely used cemetery. Its extent is not clear but it may reach as far west as the junction of Bloomsbury Way and New Oxford Street where two Roman roads are thought to have joined. Other findspots for the period are fairly frequently recorded within the Holborn area (MOLAS 2000) but in nothing like the quantities found within the Roman city. Two areas of Roman occupation dating from *c.* AD50 onwards have been found at Holborn Town Hall and Aviation House to the south-west of the proposal site (see below).

Following the abandonment of Roman *Londinium*, the middle Saxon settlement of *Lundenwic* was established a short distance to the south and west of the proposal site. This settlement extended from the modern Strand to Aldwych and Drury Lane, with early burials in Covent Garden (Cowie and Whytehead 1989; Cowie *et al.* 2012). Most of the residential area appears to have been to the north of the Strand. Iron smelting and butchery

may have been confined to the northern and eastern peripheries of the settlement while quarrying for gravel was probably at the far limits of the town to the west (GLHER 2016). The primary period of occupation ranges from the 7th to 9th centuries, though excavations at 15-17 Long Acre may indicate an earlier presence in the area from the 5th century (Leary 2004, 4). The settlement appears to have been abandoned following frequent Viking raids in the 9th century. Later Saxon occupation re-occupied the area of the former Roman city and there was a royal site at Westminster. However, during the late 8th and early 9th century the population declined and settlement dispersed, including a site in Shorts Garden, on the northern boundary of *Ludenwic* (Cowie *et al.* 2012, 203, xxiii).

In the medieval period, the Holborn area was associated with the precinct of the Hospital of St Giles, founded in the 12th century to house lepers and dissolved in 1539. Early post-medieval maps show the area around the proposal site as primarily open fields, and it is likely that this was the case during the medieval period. This is supported by the finding of medieval cultivation soil in many of the archaeological investigations within 250m of the proposal site (see below).

The Civil War of 1642–6 had major impacts upon London, politically and physically. London was surrounded by a defensive bank and ditch, interrupted by forts and batteries, a part of which was located to the north of Holborn. Archaeological evidence for these defences has occasionally come to light, but is sparse. The Great Fire of 1666 is somewhat more archaeologically visible (MoLAS 2000, 256; 270). The urbanization of the area around the proposal site began in earnest in the mid-17th century. There is a very high number of artefacts and archaeological features found within 250m of the study site dating to this period, including at excavations in the immediate vicinity (see below).

Greater London Historic Environment Record

A search was made of the Greater London Historic Environment Record (HER) on 3rd November 2016 for a radius of 250m around the proposal site. This revealed 68 entries relating to monuments and 55 entries relating to archaeological investigations carried out within the study area. Given that the proposal site is located within a Conservation Area characterized by a large number of listed buildings, the proposal site itself comprising one such building, only the four listed buildings closest to the proposal site have been included here. The other HER entries were also collated to take into account duplicates, sites which are quite close together or sites which have more than one entry and to exclude desk-based assessments. The resulting 37 entries are summarized as Appendix 1 and their locations are plotted on Figure 2.

Prehistoric

A watching brief at Aviation House to the south-west of the proposal site revealed a prehistoric periglacial stream channel [Fig. 2: 1]. Additionally, archaeological investigations carried out at 66-68 Great Queen Street to the south of the proposal site identified a multi-phase site, the earliest occupation of which, was dated broadly to prehistory but not any specific period. The features and finds comprised a pottery sherd, burnt flint and three shallow depressions which may have represented the remnants of cooking pits [2].

Palaeolithic

The Palaeolithic activity recorded in the HER within the study area is represented by five findspots. While a single large flint waste flake [1] was recorded during the watching brief carried out at Aviation House, the remaining four findspots are historical and their exact locations are uncertain. At least five handaxes [3] were found in the area of Great Queen Street and Kingsway between 1908 and 1917, flakes and handaxes [4] were discovered on High Holborn in 1898-1899, and a core and two handaxes [5] were uncovered during building works on Kingsway near the Aldwych in the early 20th century to the south-east of the proposal site. Lastly, two handaxes and a few flakes [6] were found in the late 18th century at Southampton Row to the north-east of the proposal site.

Mesolithic, Neolithic and Bronze Age

Residual Mesolithic/Neolithic flintwork and middle Bronze Age pottery [2] was found during archaeological investigations at 66-68 Great Queen Street. Blade cores [5] dated broadly to these three periods were found at Kingsway to the south-east of the proposal site.

Iron Age

The only entry recorded in the HER within the study area relating to Iron Age activity relates to pottery sherds recovered during the archaeological investigations at 66-68 Great Queen Street [2].

Roman

The Roman activity within the study area includes both isolated findspots and deposits and finds recorded during archaeological investigations as well as the projected line of a Roman road.

The findspots include a brooch [3] and a foot of a life-size bronze statue [7] found at Kingsway to the east and south-east of the proposal site respectively, and part of the tombstone of Gaius Pomponius Valens found in the modern backfill of a sewer at Barter Street [8] to the north-west of the proposal site. A Roman cremation urn [9] was found during the construction of Holborn Station in 1909 immediately to the east of the proposal site. Also, it has been conjectured that a Roman road [10] ran along the modern day New Oxford Street to the north-west of the proposal site.

Two main areas of Roman activity have been recorded during archaeological investigations, at Aviation House immediately to the south-west of the proposal site and Holborn Town Hall further to the south-west.

The watching brief at Aviation House revealed several phases of Roman occupation comprising possible boundary ditches and a track parallel to the presumed Roman road to the north, or an external yard surface [1]. Three shallow gullies were recorded cutting the natural gravel. A fragmentary but semi-complete vessel found in a gully dated to *c.* AD50-80, quite early the Roman occupation. A ditch contained a coin dated to the reign of Hadrian (AD117-138) and brick dating from *c.* AD 140-200. This ditch was recut associated with the construction of a compacted gravel surface. Residual Roman building material was also found in medieval and post-medieval contexts.

The excavations at Holborn Town Hall to the south-west of the proposal site revealed significant Roman occupation [11, 12], with domestic refuse and backfilled quarry pits, suggesting industrial and domestic activity, with dates ranging from AD70-160 to AD 170-200. Further evaluation at the yard to the rear of Holborn Town Hall known as Site C revealed small residual sherds of abraded Roman pottery [12]. Lastly, a small quantity of Roman pottery [2] was recovered from Saxon deposits at 66-68 Great Queen Street.

Saxon

Two wells of Saxon date were excavated along with a possible midden containing Saxon material, a ditch, a number of pits and a sequence of stake holes forming a fence or enclosure [2] at 66-68 Great Queen Street. This area of activity was probably defined by a boundary ditch near the eastern limit of the site and seems to date to the 8th and 9th centuries. The finds and environmental evidence suggested animal butchery and metal-working nearby.

A possible Saxon occupation site comprising an organic layer which contained pottery dated between 650–1150 [14] was recorded during archaeological works at 27-29 Macklin Street, south-west of the proposal site.

A Saxon loom weight of coarse redware [5] was found at Kingsway in the 1920 while a late 7th/8th century Ipswich-type ware sherd [13] was found at Kingsway/Gate Street to the north-east and east of the proposal site respectively.

Medieval

A watching brief at Aviation House [1] revealed soil deposits which formed over a stream channel, perhaps by ploughing, in the late medieval period. Small abraded sherds of pottery and roofing tile were recovered from this deposit, whilst a few earlier medieval sherds dating to the 11th and 12th centuries occurred as residual finds in later deposits. A further watching brief at this location uncovered more soil deposits sealing earlier gravel

deposits and Roman features. Further medieval agricultural soil deposits were identified during archaeological works at 66-68 Great Queen Street [2].

The evaluation at Holborn Town Hall revealed pottery dated between 1140–1300 and two fragments of late medieval (or early post-medieval) tile [11]. Further evaluation at Holborn Town Hall revealed abraded medieval pottery [12]. A large quantity of redeposited pottery dated to *c.* 1200 [14] was recorded during the archaeological works at 27-29 Macklin Street to the south-west of the proposal site.

A watching brief carried out 1 Plough Place to the west of the proposal site revealed a medieval stream channel, a possible cellar of a medieval building, dump layers and possible clay and gravel surfaces. Two barrel wells cut into this deposit were late medieval/early post-medieval [15].

The last two medieval entries recorded in the HER for the study area comprise a findspot for a 15th century sword [9] found on the site of Holborn underground station to the east of the proposal site and documentary and cartographic evidence for the site of a tavern [16] on the south side of Holborn.

Post-medieval

The post-medieval period is heavily represented within the study area with numerous features and finds recorded during archaeological works carried out.

The archaeological investigations at Aviation House revealed numerous post-medieval deposits and features [1]. Garden soils originated from the gardens to the rear of properties fronting onto High Holborn, Newton Street and the former Little Queen Street. A sequence of dumped deposits dating from 1612-1650 may represent waste dumps in the yards or gardens, or imported material preparing the ground for development. A single late 17th century cess pit was recorded as well as fragments of two brick buildings and a large 17th century brick sewer, surrounded by gardens and yards. The latest features identified were the mid-19th century foundations of Trinity Chapel, the predecessor of the early 20th century Holy Trinity Church.

Post-medieval ditches and pits and a 19th century basement truncating all of the earlier features [2] were identified during the archaeological investigations at 66-68 Great Queen Street.

A watching brief at 60 Parker Street revealed a section of a 17th century brick wall, brick-lined well and a large pit (possibly of the same date) as well as walls relating to 18th and 19th century redevelopment [3].

Archaeological investigations at Holborn Town Hall [11] revealed a 17th century cellar wall, and a cess or rubbish pit, and further domestic cellars probably date to the 18th or early 19th century but re-used earlier bricks. A brick-lined cesspit was probably built in the 18th century and continued in use until the 19th. Two domestic rubbish pits dated to the mid-17th century and 1550-1700. The brick lining for a well dated 1630-1700 was

found in the main excavation. Further features include garden soils, a shallow ditch and an associated posthole. These features are likely to be horticultural and pottery in the posthole was dated to 1550- 1600. Further evaluation [12] revealed early post-medieval dump deposits containing glassworking waste and later evidence of iron and copper working, post-medieval cess pits and two brick-built cellars with associated pottery suggesting that the earliest of these may have been demolished and backfilled by 1750.

Post-medieval pits [14] was recorded during the archaeological works at 27-29 Macklin Street while test pitting at 14 Stukeley Street [17] revealed an occupation site consisting of post-medieval cellar wall and floors over an undated humic layer. In a subsequent watching brief on the same site, post-medieval remains recorded included a 19th century wall footings and a raft.

Several watching briefs have recorded features of the period. At 42-48 Monmouth Street revealed dumps dated between the mid-17th and mid-18th century as well as 18th-19th century deposits [18]. At 77-97 Kingsway a post-medieval well was revealed [19]. At Shorts Gardens to Fisher Street electricity cable route, were isolated pockets of post-medieval made ground deposits [20]. Work at 15-17 Macklin Street revealed 17th century pits and ditches [21]. An evaluation at 64 Lincoln's Inn Fields revealed three rubbish or cess pits dated to the first half of the 17th century, a 17th century wall and an early 19th century drainage system [22]. Lastly, a watching brief and recording at St George's Church, Bloomsbury Way involved the recording of the crypt structure, archaeological watching briefs during the excavation of four areas within the churchyard, and recording of funerary architecture. This involved recording of 781 coffins located in seven vaults leading off the central chamber of the crypt. The burials dated from 1804-1856 and documentary evidence indicated that they were mainly wealthy upper-middle class residents of Bloomsbury [23].

Two Registered parks are located within the study area: Bloomsbury Square [24] and Lincoln's Inn Fields [25] (see separate heading below). Red Lion Square [26] was laid out in the late 17th century as a public pleasure ground and is a protected square as designated under the London Squares Preservation Act of 1931.

The possible site of a 17th century market [27] at Bloomsbury Way is located to the north-west of the proposal site. The HER also records Parker Street House [28] which was built in the 19th century as a public lodging house.

While the area boasts a large number of listed buildings only those closest to the proposal site have been taken into consideration in this case. One of the listed buildings is located on the proposal site itself and it is 212 High Holborn [29]. Other buildings include 207 and 209 High Holborn [30] (see separate heading below).

Modern, undated, negative

The only modern monument included in the HER within the study area is Commonwealth House, 1 New Oxford Street [33] built in 1939, while two Grade II listed buildings are located in the immediate vicinity of the proposal site: Church of the Holy Trinity, 125 and 127 Kingsway [31] and 127 and 129 High Holborn [32] (see separate heading below).

Archaeological investigations within the study area, understandably, have revealed features which were not dated. Undated stakeholes, postholes and beam slots [2] were recorded during investigations at 66-68 Great Queen Street. An undated feature that could have been of natural origin and what appeared to be an ancient soil horizon containing occasional small fragments of badly decayed bone and burnt flint, possibly prehistoric [11], were identified during the evaluation at Holborn Town Hall. The watching brief at Holborn Town Hall Site C identified an undated, possibly post-medieval, ditch [12].

A geotechnical borehole survey at 23 Macklin Street revealed made ground to *c.* 2.3m depth overlay a sandy clay and gravelly sand [28]. A geotechnical watching brief was carried out on a site bounded by High Holborn/Kingsway/Newton Street [34]. It would appear that no boreholes were excavated within the area of the proposal site however. These were located to examine the existing structure and appear to have been insufficiently deep to determine the nature of the underlying geology. Only modern foundations and rubble were found.

Archaeological investigations which revealed no archaeological features or finds were carried out at 14 Barter Street [8], 14 Stukeley Street [17], 125 High Holborn [35] and 8-18 Great Queen Street [36]. Finally, there is a record of fieldwork at 199-206 High Holborn and 2-8 Newton Street with no details given [37].

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments in the vicinity of the proposal site.

Cartographic and documentary sources

The place name Holborn derives from Old English *hol* meaning ‘hollow’ (used either as a noun or adjective) and noun *burna* denoting ‘a stream’ giving a composite meaning of “(place by) hollow steam, or stream in a hollow” (Mills 1998, 182). It was first mentioned in Domesday Book of 1086 as *Holeburne* and was later recorded as *Holeburn* in 1191, *Howeborne* in 1551 and *Holbourne* in 1567 (Mills 2010, 122-3).

Middlesex is the one of only three English counties where there is no mention of royal demesne in Domesday Book. The short entry for *Holeburne* in the hundred of *Osuluestane* states that King William had two cottagers who rendered yearly 20*d.* to the king's sheriff. The Sheriff of Middlesex had had the custody of these cottagers during the reign of King Edward as well (VCH 1969, 98-118; 119-29).

The proposal site historically lay in the parish of St Giles in the Fields which derived its name from the leper hospital which stood on the site of the present parish church of St Giles (VCH 1969, 204-212; Anthony 2011). Thus, the parish was first known as St Giles of the Lepers but was renamed St Giles in the Fields following the demolition of the hospital (Besant and Mitton 1903, 6). The earliest mention of the parish boundary of St Giles in the Fields occurs in a decree of 1222, terminating a dispute between the Abbey of Westminster and the See of London which gives the boundary of the parish. It would appear that the boundaries remained unchanged until 1731 when the parish of St George, Bloomsbury was separated out to comprise the area north of High Holborn. Further curtailment of the parish occurred in 1899 (Riley and Gomme 1914, 1-2).

The leper hospital, dedicated to St Giles, the patron saint of cripples, was founded in the fields of Holborn in the early 12th century by Maud (Matilda), the wife of Henry I. In 1299 Edward I granted the revenues and administration of St Giles's to the Master and Brethren of the Order of St Lazarus of Jerusalem. St Giles's was dissolved in 1539 and much of the land and buildings fell into the hands of Lord Dudley. One building he converted into a manor-house.

Much of the hospital's landed property lay around the precinct and constituted the home farm. This land extended eastward almost to Holborn Bar (VCH 1969, 204-212). At the time of the Dissolution the parish mainly comprised agricultural land with limited development. In 1541 an Act of Parliament was passed, ordering the "western road" of London, from "Holborne Bars" to St Giles in the Fields, to be paved, "as far as there was any habitation of both sides of the street". In spite of many edicts to restrain the increase of houses, early in the reign of James I the meadows began to be built upon, and after the Restoration building proceeded rapidly, stimulated by the new square at Lincoln's Inn Fields by Inigo Jones (Besant and Mitton 1903, 7; Thornbury 1878, 197-218). The subsequent descent of the St Giles area from suburban gentility to one of London's most notorious 'rookeries' is well illustrated by recent archaeological work (Anthony 2011).

A range of Ordnance Survey and other historical maps of the area were consulted at the Greater London Record Office and online in order to ascertain what activity had been taking place throughout the site's later

history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest county map available is Saxton's map of Middlesex from 1575 (Fig. 5). The map depicts the large, sprawling settlement of *London* to the north and south of the River Thames. A small settlement of *St Giles* is depicted to the west of the city. The area between London and St Giles appears undeveloped and is the probable location of the proposal site. Norden's 1593 map of Middlesex (Fig. 6) adds more detail, mainly in the form of the road network. The parish of *S. Gyles* is shown as a rectangular piece of land determined by roads on all sides. No development is depicted within this area. Speed's county map of 1610 (not illustrated) reverts to Saxton's representation showing no roads. London, however, appears to have expanded westward and *St Gylles*, shown again as a small settlement, is now located to the north of London.

More details can be gleaned from the maps and plans of London and its environs. The oldest available such map is *Civitas Londinum* attributed (probably wrongly) to Ralph Agas (Fig. 7). It first appears as a wood-block print in 1561 (when Agas was about 20) so it must have been surveyed before then. No copy of the 1561 version survives, the earliest surviving version seems to be from 1633 (and has been modified, for example it shows the Royal Exchange, not built until 1571). The map depicts *Houlburne* with moderate development of houses with back gardens on both north and side sides of the road. To the south of the south-westernmost extent of the development two intersecting alleys are shown which represent Great and Little Turnstiles which separated Holborn and Lincoln's Inn Fields and prevented the cattle grazing on the fields from escaping into Holborn. To the west is an area of open fields which would therefore appear to be the area of the proposal site.

The next available map is Hollar's *Great map of London* from 1658 (Fig. 8). By this time the whole area has been fully developed and the location of the proposal site is incorporated within a block of townhouses with enclosed rear gardens beyond. Although the streets are not named it is possible to identify High Holborn bounding this block to the north, Little Queen Street to the east, Parkers Lane to the south and Newton Street of the west. Further south are Great Queen Street and Lincoln's Inn Fields. *A Plan of London and Westminster Showing the Forts erected by Order of the Parliament in 1643 & the Desolation by the Fire in 1666* (not illustrated) shows the Civil War fortifications running to the north of High Holborn and the area of the proposal site as fully developed but adds no new detail relating to the proposal site proper compared to Hollar's map.

The 1720 map of the parish of St Giles in the Fields (Fig. 9) shows that little change has taken place in the area of the proposal site with buildings fronting the now named High Holborn to the north, Little Queen Street to the east, Parkers Lane to the south and Cross Lane and Newton Street to the west. The area behind the buildings

is depicted as comprising gardens. The 18th century plans of London such as Rocque's *Ten Miles around London* and *Exact Survey of London* both from 1746 (not illustrated), *Universal Scots Almanack's* map from 1781 (not illustrated), Stockdale's *New plan of London* from 1797 (not illustrated) and Horwood's *Plan of the cities of London and Westminster* from 1794-1799 (Fig. 10) continue to depict this layout with basically no variations.

The Ordnance Survey maps, the Town Plan of 1874-5 (not illustrated) and the First Edition of 1878 (Fig. 11) are the first maps to allow for the precise identification of the proposal site. The proposal site continues to be located within the block bounded by High Holborn to the north, Little Queen Street to the east, Parker Street to the south and Cross Lane and Newton Street to the west. The proposal comprises part of the building occupied by *London and Westminster Bank (Bloomsbury Branch)* as well as a small rectangular unbuilt area beyond. It would appear that compared with the 18th century maps the area within the block has been built up in the intervening period and the proposal site is bounded on all sides by other buildings. Within the block public houses are shown to the east and south-west of the proposal site while *Assembly Rooms* and *Trinity Ch. (Chapel of Ease)* are shown to the south-east fronting Little Queen Street.

The 1896 Ordnance Survey Town Plan (not illustrated) and the Second Edition County Series map of 1897 (Fig. 12) show that some reconfiguration of the buildings has taken place and the proposal site now occupies a single building which is now named only as *Bank*. The small undeveloped area to the back of the bank building has survived and is also incorporated within the proposal site. A public house is marked to the west of the proposal site while the assembly rooms are no longer marked.

By 1916 (Fig. 13) Kingsway has been constructed to the east in the place of Little Queen Street but that development does not appear to have affected the area of the proposal site which includes a single building used as a bank and the small undeveloped area behind it. The proposal site is bounded by buildings on all sides with the building bounding it to the west named *Cinema*.

Following a 35 year gap in available mapping, the 1951 Ordnance Survey map (Fig. 14) shows the proposal site as still occupying the single building used as a bank. However, it would appear that the building has been extended to the rear with only a small irregularly shaped area having remained undeveloped by this time. The proposal site remains bounded by High Holborn to the north and the buildings fronting High Holborn, Kingsway and Newton Street on all other sides. The maps of 1953 (not illustrated), 1958-63 (not illustrated), 1967 (Fig. 15) and 1972-6 (not illustrated), 1982-7 (not illustrated) and 1991-5 (Fig. 16) continue to depict this layout of the proposal site without any changes.

Listed buildings

The proposal site is located within the Bloomsbury Conservation Area and, accordingly, a large number of listed buildings are located in close proximity of the proposal site.

The proposal site itself comprises a Grade II Listed building, 212 High Holborn [Fig. 2:29]. It was built in 1854 by Henry Baker in Portland Stone. It comprises four storeys and basements with a five bay symmetrical façade in Palladian style. It has slightly projecting entrance bays at the ends with rusticated quoins and three segmental-arched ground floor windows, round arched doorways with vermiculated rusticated surrounds and coat of arms in cartouches on keystones, engaged columns (to left) and brackets (to east) with blind balustraded balconies at the first floor level. Doorways are with fanlights and double panelled doors. Sill strings are at floor levels. The building has architraved sash windows with bracketed pediments on the first floor and cornices on the second.

To the west of the proposal site are two further listed buildings, 207 and 209 High Holborn [30]. No 207 is a 19th century terraced house and shop and is Grade II listed. No 209, Princess Louise Public House, is Grade II* listed and dates from the mid-19th century. To the north of the proposal site, across the road is Grade II listed 127 and 129 High Holborn [31]. Built in around 1904 the building is in a use as a bank. To the south-east of the proposal site is Church of the Holy Trinity [32], also Grade II listed. The church was built in c. 1909-11 in place of the 19th century chapel but it became redundant by 1994.

Camden Borough Council's *Development Policies* state that development within a Conservation Area will only be permitted if it preserves and enhances the character and appearance of the area. Consent for a change of use or alterations and extensions to a listed building will be granted only where it would not cause harm to the special interest of the building and its setting.

The proposed development would not entail changes to the façade of the listed building but would include reconfiguration of the basement and ground floor as well as addition on the top floor and the construction of the interconnected building to the rear that would be two stories higher than the listed building. Given that the new structure would be located to the rear of the listed building on the site and the surrounding listed buildings (excluding 127 and 129 High Holborn), any visual impact it would have on the setting of the listed buildings would not be significant. The height of the new building would be largely absorbed by the neighbouring 129 Kingsway to the east and 210 High Holborn to the west which are of the similar height. However, the proposed development will be in keeping with the character of the Conservation Area and maintain its character and the

setting of the listed buildings. The nature of the proposed development is fully in keeping with the overall character and appearance of the Conservation Area and entails no substantial harm to the settings of the listed buildings.

Registered Parks and Gardens

There are two registered parks or gardens within close proximity of the proposal site.

Bloomsbury Square [Fig. 2:24] is Grade II registered and located approximately 150m to the north of the proposal site. It was laid out in the early 1660s for Thomas Wriothesley, fourth Earl of Southampton, to the south of his house (Southampton House was built in *c.* 1657 and became known as Bedford House after 1734). The original layout was cruciform, with four railed and grassed quarters divided by paths. In 1800 Francis, fifth Duke of Bedford obtained two Acts of Parliament for the development of his estate and the Square was redesigned at this time by Humphry Repton and consisted of walks, including a formal lime tree walk and shrubberies. The southern end of the Square was redesigned in the mid-20th century to a geometric pattern. Further alterations took place in 1971-3, when an underground car park was constructed beneath the square and the gardens were redesigned by David Lee to their present layout.

Lincoln's Inn Fields [25] is Grade II* registered and sited approximately 200m to the south-east of the proposal site. Lincoln's Inn Fields was originally known as Fickett's Field and in the 17th century had been described as 'wild-looking place of evil repute, and the scene of bloody execution'. Between 1629 and 1638 William Newton acquired control of the field and began to build houses to the west (known as Arch Row) and south (Portugal Row). By 1658 houses had been built along the north (Newman's Row), south and west sides, the east side being the property of Lincoln's Inn. Parts of Lincoln's Inn Fields were laid out with walks around 1659. In 1735 a formal layout of grass and gravel walks was authorised. The present layout dates from the early 19th century, and has not changed significantly since.

Due to the heavily built-up and urbanized intervening areas, neither of the registered parks are likely to be negatively affected by the proposed development on site.

Registered Battlefields

There are no registered battlefields within close proximity of the proposal site.

Historic Hedgerows

There are no hedgerows, historic or otherwise, on the site.

Aerial Photographs

The site lies within an urban area which has been developed since before the advent of aerial photography. No photographic collections have therefore been consulted.

Discussion

The proposal site comprises a Grade II listed building, 212 High Holborn. The proposed development would not entail changes to the façade of the listed building but would include reconfiguration of the basement and ground floor as well as addition on the top floor and the construction of the interconnected building to the rear that would be two stories higher than the listed building. Given that the new structure would be located to the rear of the listed building on the site and the surrounding listed buildings, the visual impact it would have on the setting of the listed buildings would not be significant. The height of the new building would be largely absorbed by the neighbouring 129 Kingsway to the east and 210 High Holborn to the west. Nevertheless the proposed development will be in keeping with the character of the Conservation Area and at maintain its character and the setting of the listed buildings.

It remains further to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The site lies within the London Suburbs Archaeological Priority Area significant for remains dating from the Roman to post-medieval periods and the search of the Greater London Historic Environment Record for a radius of 250m around the proposal site reflects this. Returned results include extensive evidence for Roman, medieval and post-medieval occupation within the study area as well as moderate evidence of Saxon activity and limited prehistoric occupation, including a small but marked cluster of Palaeolithic artefacts. In general, the majority of HER entries are concentrated to the area west of the proposal site reflecting the pattern of archaeological investigations. In the proposal site's immediate vicinity, the archaeological investigations at Aviation House revealed evidence of prehistoric, Roman, medieval and post-medieval occupation. A geotechnical watching brief was further carried out at a site bounded by High Holborn/Kingsway/Newton Street

immediately to the rear of the proposal site but it would appear that no boreholes were excavated within the area of the proposal site and those excavated seem to have been insufficiently deep to determine the nature of the underlying geology. Only modern foundations and rubble were found. Generally speaking, only a small number of investigations carried out within the study area proved negative with post-medieval deposits being ubiquitous but also earlier levels surviving reasonably well in places below medieval cultivation soils.

Cartographic and documentary evidence show that the proposal has been extensively developed from at least the mid-17th century onwards and has undergone a number of development phases. Prior to this, the area was used agriculturally and was likely associated with the farmlands attached to the leper hospital of St Giles which was established in the early 12th century. The mid-17th century and later townhouses appear to have been replaced by the late 19th century. The building on the proposal site dates from 1854 and would appear to have undergone some extension to the rear by the mid-20th century. Since the late 19th century the building on the proposal site was used as a bank.

In the light of archaeological investigations carried out in the immediate vicinity of the proposal site, the likelihood of presence of below-ground archaeological deposits is significant. However, it remains unclear to what extent they would have survived the previous phases of development. The present building has an extensive basement which tends to limit how much archaeology can still survive.

As it is unclear if archaeological deposits would have been survived numerous post-medieval phases of development, a watching brief will be undertaken during the groundworks associated with the new structures. This would be carried out by a competent archaeological contractor, and would conform to a scheme approved by the archaeological adviser to the Borough Council. It would involve the monitoring of groundwork activities such as overburden removal and trenches dug for foundations, services and soakaways and would be implemented according to an appropriately worded condition attached to any consent gained.

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APPENDIX 1: Historic Environment Records within a 250m search radius of the development site

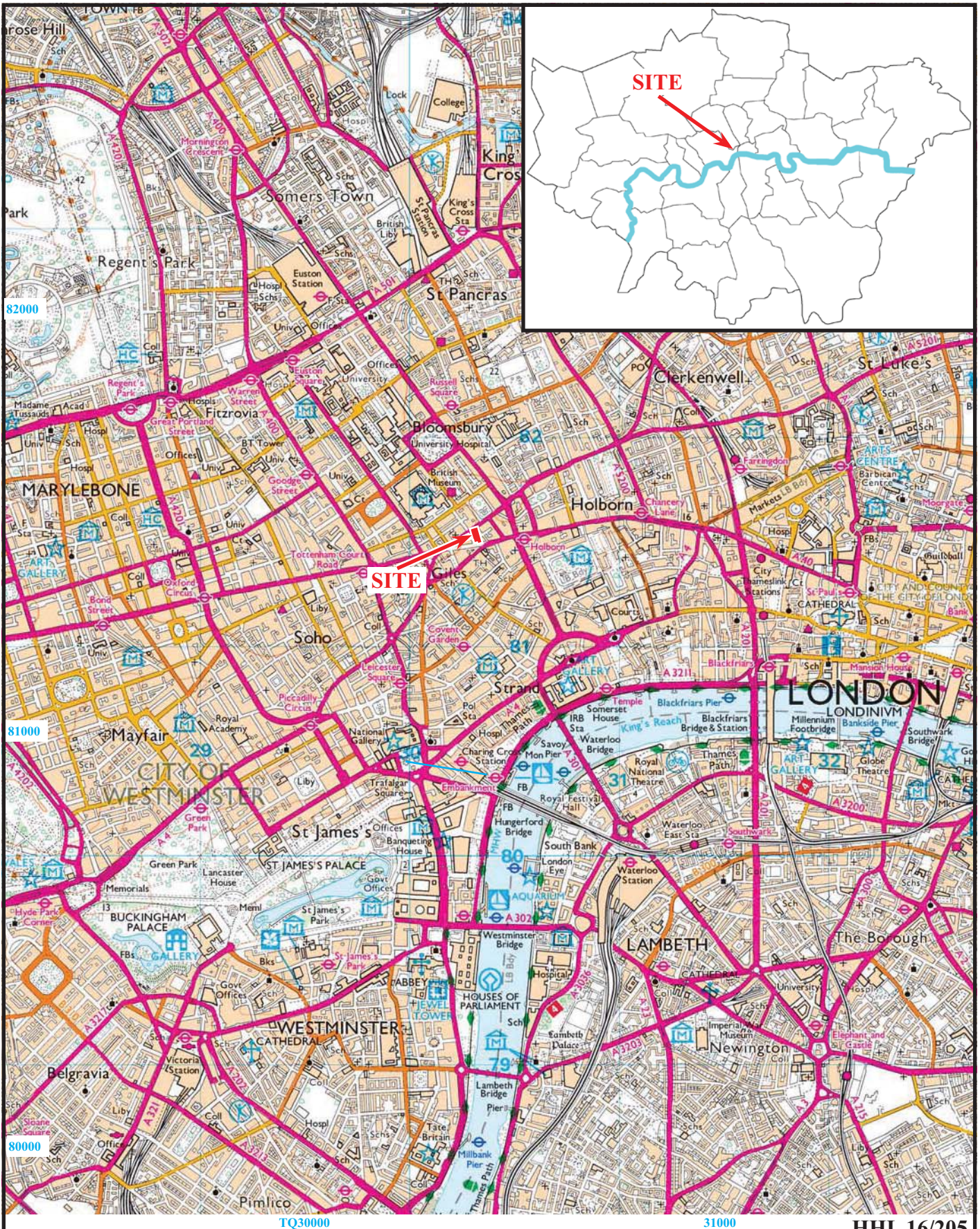
No	HER Ref	Grid Ref (TQ)	Type	Period	Comment
1	084616/00/00 - MLO735 084939/00/00 - MLO75 084940/00/000 - MLO75 084941/00/000 - MLO75 084618/00/00 - MLO735 084619/00/00 - MLO735 084621/00/00 - MLO735 084942/00/000 - MLO75 084943/00/000 - MLO75 084945/00/000 - MLO75 ELO3788 ELO9135	3045 8145	Watching brief Geotechnical survey	Prehistoric Palaeolithic Roman Medieval Post-medieval	Watching brief at Aviation House, revealed a prehistoric stream channel; a Palaeolithic flint waste flake; three Roman gullies, with pottery and coin; brick and gravel surface; medieval soil deposit, pottery and roofing tile; post-medieval garden soils; 17th century dump, sewer and cesspit; and mid-19th century foundations of Trinity Chapel.
2	083634/00/00 - MLO677 083636/02/00 - MLO677 083637/00/00 - MLO677 084715/00/000 - MLO73 084719/00/000 - MLO73 084720/00/000 - MLO73 ELO3823 ELO9128	3055 8133 30548 81327	Evaluation Excavation Watching brief	Prehistoric Mesolithic Neolithic Bronze Age Iron Age Roman Saxon Medieval Post-medieval Undated	Archaeological investigations at 66-68 Great Queen Street revealed prehistoric pottery, burnt flintwork and possible cooking pits; Mesolithic/Neolithic flintwork; middle Bronze Age and Iron Age pottery; Roman pottery; two wells of Saxon date along with a likely midden containing Saxon material, a ditch of 8th-9th century date, pits and stake holes forming a fence or enclosure; medieval agricultural soil.; post-medieval ditches and pits; and undated stake holes, post holes and beam slots.
3	MLO16891 081772/00/00 - MLO111 ELO5698 MLO75731 MLO76553 MLO76555 MLO76556 ELO231	3055 8138 3055 8140	Findspot Watching brief	Palaeolithic Roman Post-medieval	At least five hand axes were found at Great Queen Street/Kingsway between 1908-1917. Roman brooch found at Kingsway. Watching brief at 60 Parker Street revealed a section of 17th century brick wall, brick lined well and a large pit (possibly of the same date) as well as walls relating to 18th and 19th century redevelopment of the site.
4	MLO17693	305 815	Findspot	Palaeolithic	Palaeolithic tools discovered on High Holborn in 1898-1899 include flakes and handaxes.
5	MLO17682 081702/00/00 - MLO17687 081230/00/00 - MLO317 ELO5055	306 813	Findspot	Palaeolithic Mesolithic Neolithic Bronze Age Saxon Modern	Palaeolithic tools (a core and two handaxes) found on Kingsway in early 20th century. Blade cores (Mesolithic to Bronze Age) found at Kingsway. Saxon loom weight found at Kingsway in 1920.
6	081706/00/00 - MLO176	305 816	Findspot	Palaeolithic	Two handaxes and a few flakes found in late 19th century at Southampton Row.
7	081186/00/00 - MLO617 ELO5696	305 813	Findspot	Roman	The foot of a life-size bronze Roman statue was found in Kingsway.
8	081774/00/00 - MLO177 ELO5678 ELO2737	3035 8153 3037 8153	Findspot Evaluation	Roman Negative	Part of the tombstone of Gaius Pomponius Valens found in a sewer at Barter Street in 1961. Evaluation at 14 Barter Street revealed no archaeological features or finds.
9	083787/00/00 - MLO691 ELO5694 083788/00/00 - MLO691	3055 8150	Findspot	Roman Medieval	A Roman cremation urn and 15th century sword found during the construction of Holborn Station in 1909.
10	081766/00/00 ELO5704	3025 8147	Road	Roman	Projected line of Roman Road, New Oxford Street.
11	MLO76215 MLO76562 MLO76564 MLO76566 MLO76568 ELO75 084764/00/000 - MLO74 084765/00/000 - MLO74 084766/00/000 - MLO74 084767/00/000 - MLO74 084768/00/000 - MLO74 084769/00/000 - MLO74 084762/00/000 - MLO74 084763/00/000 - MLO74 ELO3590	30356 81416 3036 8142	Excavation Watching brief Evaluation	Prehistoric Roman Medieval Post-medieval Undated	Excavation and watching brief at Holborn Town Hall revealed Roman industrial and domestic features and post-medieval masonry structures (cellar walls, a brick-lined cess pit and a brick-lined well), rubbish/cess pits, ditch, horticultural features, garden soil and pottery. Evaluation at Holborn Town Hall revealed a medieval pottery sherd; late medieval (or early post-medieval) tile fragments; post-medieval gravel surface, several dump layers, 17th century cellar wall, and pit, an 18th-19th century brick-lined cess pit; undated feature and a possible prehistoric soil horizon.
12	083702/00/00 - MLO681 083703/00/00 - MLO681 083704/00/00 - MLO681	3039 8142 30380 81420	Findspot Dump Cess pit	Roman Medieval Post-medieval	Evaluation at Holborn Town Hall Site C revealed Roman pottery; medieval pottery; early post-medieval dump deposits containing

No	HER Ref	Grid Ref (TQ)	Type	Period	Comment
	083705/00/00 - MLO681 083706/00/00 - MLO681 084969/00/000 - MLO75 084970/00/000 - MLO75 084971/00/000 - MLO75 ELO4645 ELO9151		Cellar Ditch Cultivation soil Well Evaluation Watching brief	Modern Undated	glassworking waste and subsequent dumps with evidence of iron and copper working, post-medieval cess pits and two post-medieval brick-built cellars and associated pottery. Subsequent watching brief revealed post-medieval garden or agricultural soil and a brick well as well as an undated ditch.
13	MLO22221 ELO5054	306 815	Findspot	Saxon	Late 7th/8th century Ipswich-type ware found at Kingsway/Gate Street.
14	082187/00/00 - MLO222 082186/00/00 - MLO222 ELO5049	3041 8140	Excavation Watching brief	Saxon Medieval Post-medieval	Excavation and watching brief at 27-29 Macklin Street revealed an early medieval organic layer containing pottery dated to 650-1150 and animal bone, truncated by post-medieval pits.
15	MLO76468	3035 8150	Watching brief	Medieval Post-medieval	Watching brief at 1 Plough Place revealed medieval stream channel, a possible cellar of a medieval building, dump layers and surfaces. Two barrel wells cut into this deposit are late medieval/early post-medieval.
16	082057/00/00 - MLO178 082019/00/00 - MLO167	3025 8135	Documentary Cartographic	Medieval Post-medieval	Tavern on the south side of Holborn at Drury Lane, mentioned in a deed of Edward III. Inn present in 1720 but not on Agas' map of 1560.
17	082710/00/00 - MLO607 ELO4671 ELO10301	3032 8131 30321 81320	Watching brief	Post-medieval Negative	Post-medieval cellar walls and floors over an undated humic layer recorded during test pitting at 14 Stukely Street. Two further watching briefs, recorded only 19th century wall footings.
18	083676/00/00 - MLO680	3046 8130	Watching brief	Post-medieval	Watching brief at 42-48 Monmouth Street revealed mid-17th to mid-18th century and later dump deposits.
19	084909/00/000 - MLO74 ELO3797	3055 8135	Watching brief	Post-medieval	Watching brief at 77-97 Kingsway revealed a post-medieval well.
20	ELO14473	3044 8141	Watching brief	Post-medieval	Watching brief on an electricity cable route revealed post-medieval made ground deposits.
21	MLO103549 ELO12396 ELO12935	30360 81350 30362 81349 30360 81351	Geotechnical watching brief Watching brief	Post-medieval	Watching brief at 15-17 Macklin Street revealed 17th century pits and ditches. A second watching brief recorded a ditch, pit, quarry pit, walls, basement floors and a well.
22	ELO15254	3062 8137	Evaluation	Post-medieval	Evaluation at 64 Lincoln's Inn Fields revealed three 17th century rubbish or cess pits, a 17th century wall and 19th century drainage system.
23	ELO12697	3020 8153	Watching brief	Post-medieval	Watching brief and recording of crypt and burials St George's Church, Bloomsbury Way .
24	MLO59220	3033 8167	Registered park or garden	Post-medieval	Bloomsbury Square, early 17th century, redesigned in 19th and 20th century Grade II.
25	MLO59411	3077 8139	Registered park or garden	Post-medieval	Lincoln's Inn Fields, 17th century with 19th century development. Grade II* registered.
26	MLO102720	30610 81706	Protected Square	Post-medieval	Red Lion Square, Late 17th century
27	084243/00/00 - MLO718	3025 8150	Documentary	Post-medieval	Possible site of 17th century fish market.
28	MLO103556 ELO9105	30419 81339 30410 81350	Building Borehole survey	Post-medieval	Parker Street House, 19th century public lodging house. Geotechnical borehole survey at 23 Macklin Street revealed made ground c. 2.3m deep over sandy clay and gravelly sand.
29	MLO78532	30458 81500	Listed building	Post-medieval	National Westminster Bank, 212 High Holborn, 1854 by Henry Baker.
30	MLO81040 MLO81042	30424 81488 30433 81491	Listed building	Post-medieval	207 High Holborn, 19th century. Princess Louise Public House, 208 & 209, High Holborn, Mid-19th century Grade II*.
31	MLO81037	30420 81524	Listed building	Modern	127 & 129 High Holborn. c. 1904.
32	MLO81425	30496 81455	Listed building	Modern	Church of the Holy Trinity, 125 & 127 Kingsway c. 1909-11.
33	MLO107812	3030 8146	Building	Modern	Commonwealth House, 1939.
34	ELO14482	3047 8147	Geotechnical survey	Modern	Geotechnical watching brief at Aviation House revealed only modern foundations and rubble.
35	ELO7226	30458 81557	Geotechnical watching brief	Negative	Geotechnical watching brief at 125 High Holborn revealed no features or finds.
36	ELO7468	30500 81376	Evaluation	Negative Modern	Evaluation at 8-18 Great Queen Street revealed no archaeological features or finds.
37	ELO14530	3040 8147	N/A	Unknown	Record for fieldwork at 199-206 High Holborn and 2-8 Newton Street in 1977 but no further details known.

Listed buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1574	Saxton' map of Middlesex (Fig. 5)
1593	Norden's map of Middlesex (Fig. 6)
1610	Speed's map of Middlesex (not illustrated)
Mid-16th c./1633	<i>Civitas Londinum</i> (attributed to Ralph Agas) (Fig. 7)
1658	Hollar's <i>Great map of London</i> (Fig. 8)
1666	<i>A Plan of London and Westminster Showing the Forts erected by Order of the Parliament in 1643 & the Desolation by the Fire in 1666</i> (not illustrated)
1720	Map of Parish of St Giles in the Fields (Fig. 9)
1746	Rocque's <i>Ten Miles around London</i> (not illustrated)
1746	Rocque's <i>Exact Survey of London</i> (not illustrated)
1781	<i>Universal Scots Almanack's</i> map of London (not illustrated)
1974-9	Horwood's <i>Plan of the cities of London and Westminster</i> (Fig. 10)
1797	Stockdale's <i>New plan of London</i> (not illustrated)
1874-5	Ordnance Survey Town Plan (not illustrated)
1878	Ordnance Survey First Edition (Fig. 11)
1896	Ordnance Survey Town Plan (not illustrated)
1897	Ordnance Survey Second Edition (Fig. 10)
1899	Ordnance Survey (Fig. 12)
1916	Ordnance Survey (Fig. 13)
1951	Ordnance Survey (Fig. 14)
1953	Ordnance Survey (not illustrated)
1958-63	Ordnance Survey (not illustrated)
1967	Ordnance Survey (Fig. 15)
1972-6	Ordnance Survey (not illustrated)
1982-7	Ordnance Survey (not illustrated)
1991-5	Ordnance Survey (Fig. 16)
2016	Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1)

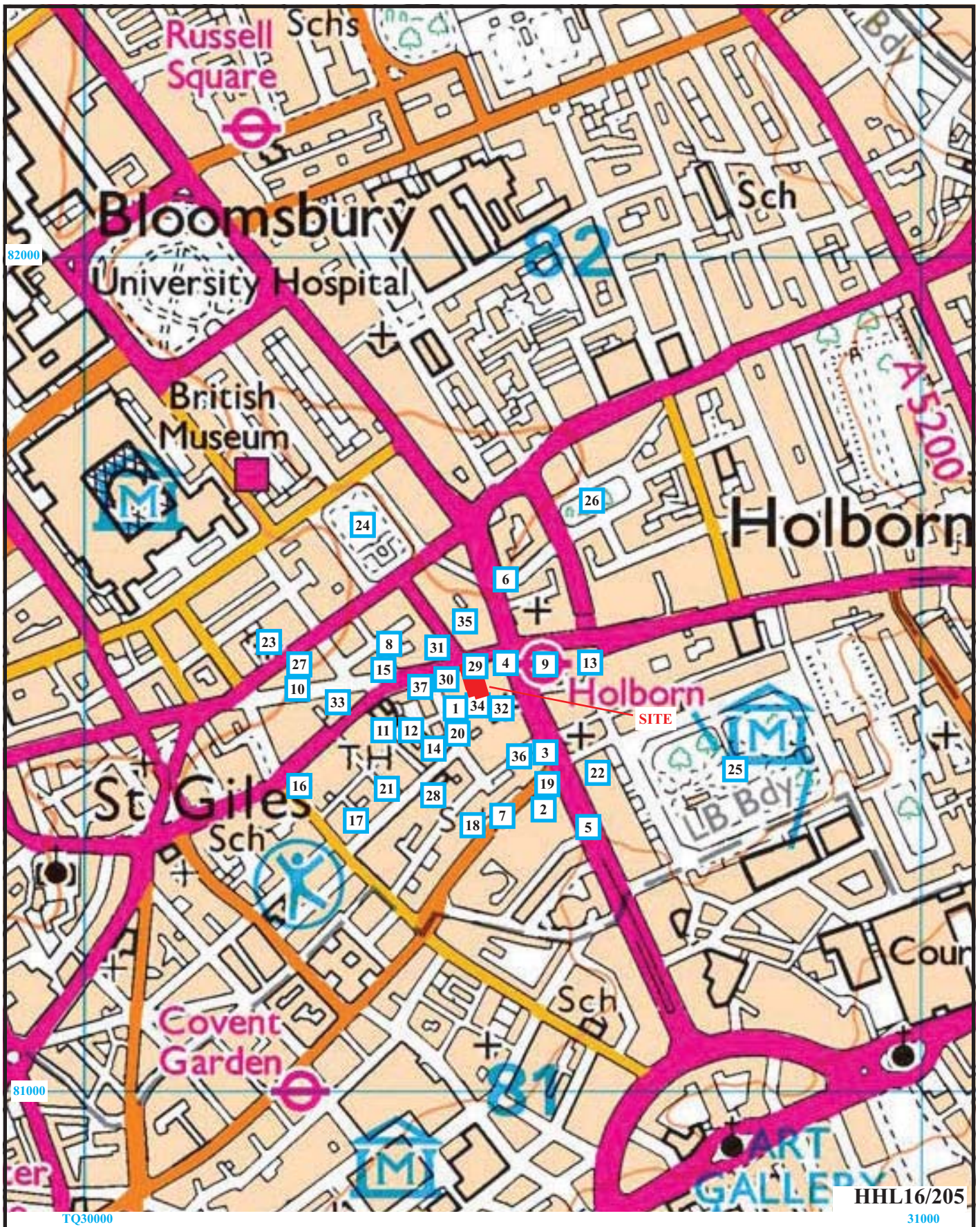


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Figure 1. Location of site within London and London Borough of Camden

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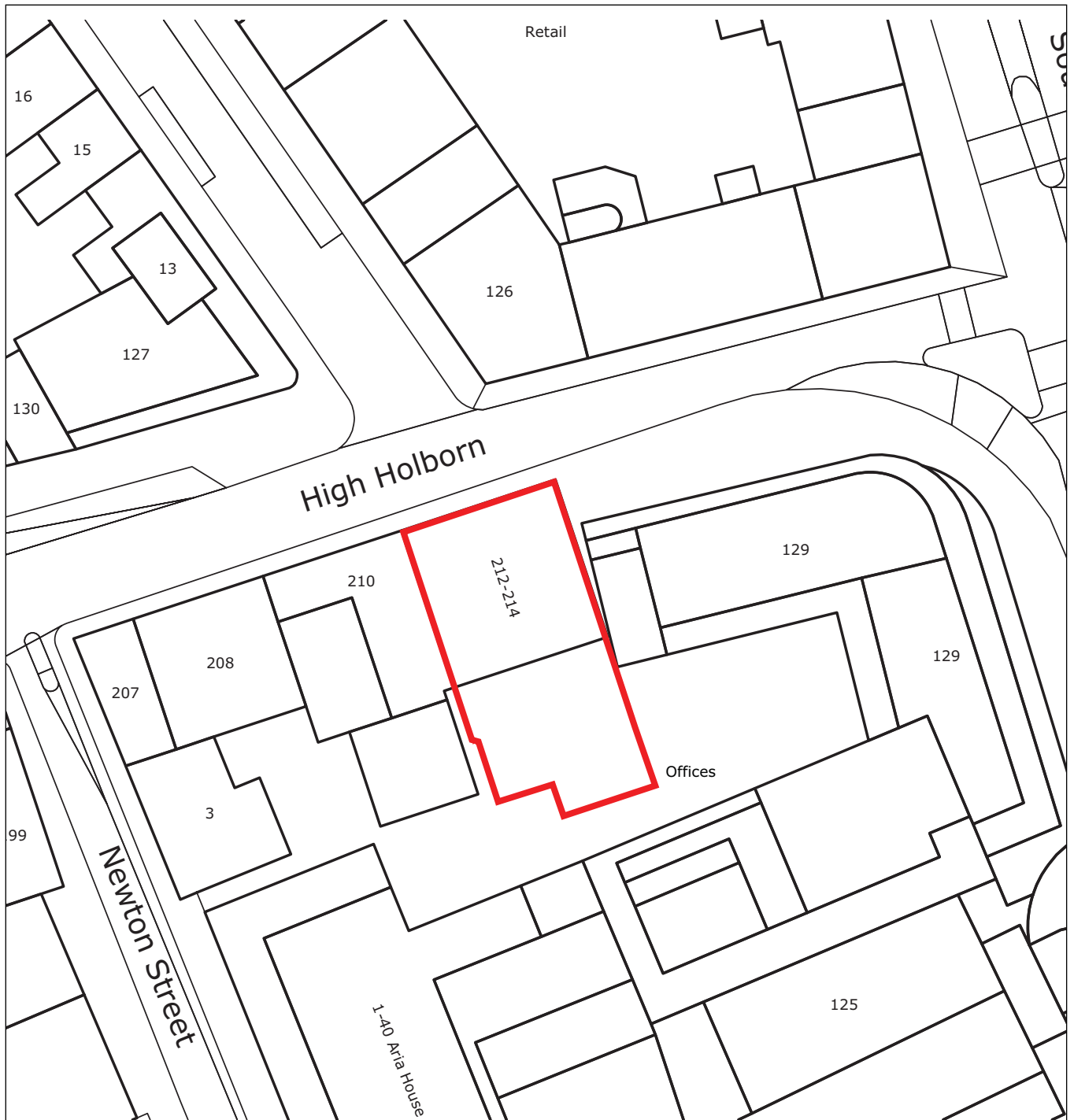


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Figure 2. Location of site in relation to GLHER entries

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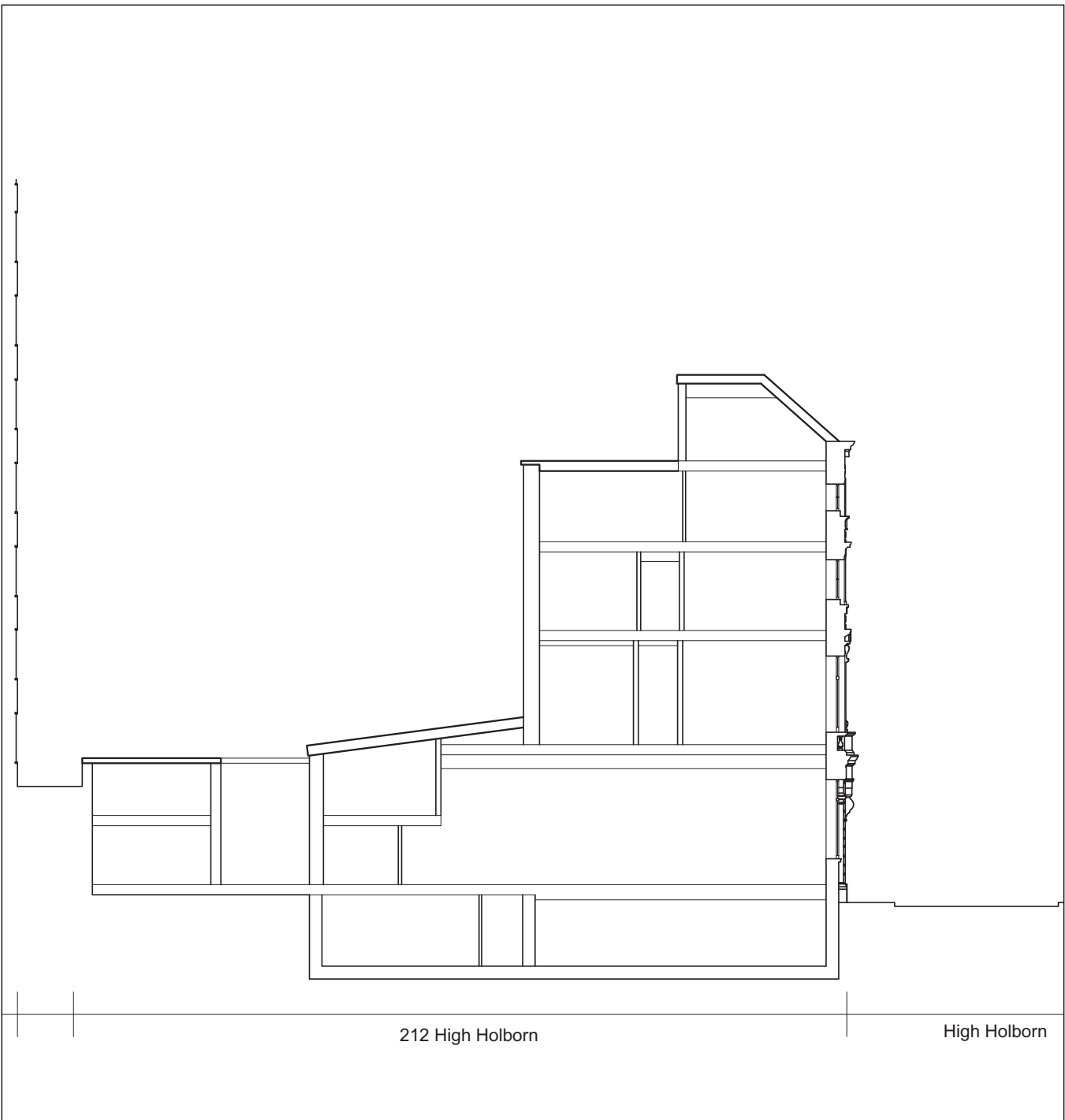


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Figure 3. Current site layout

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**212-214 High Holborn, London Borough of Camden,
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Figure 4. Current site section. Not to scale.

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Approximate
location of site

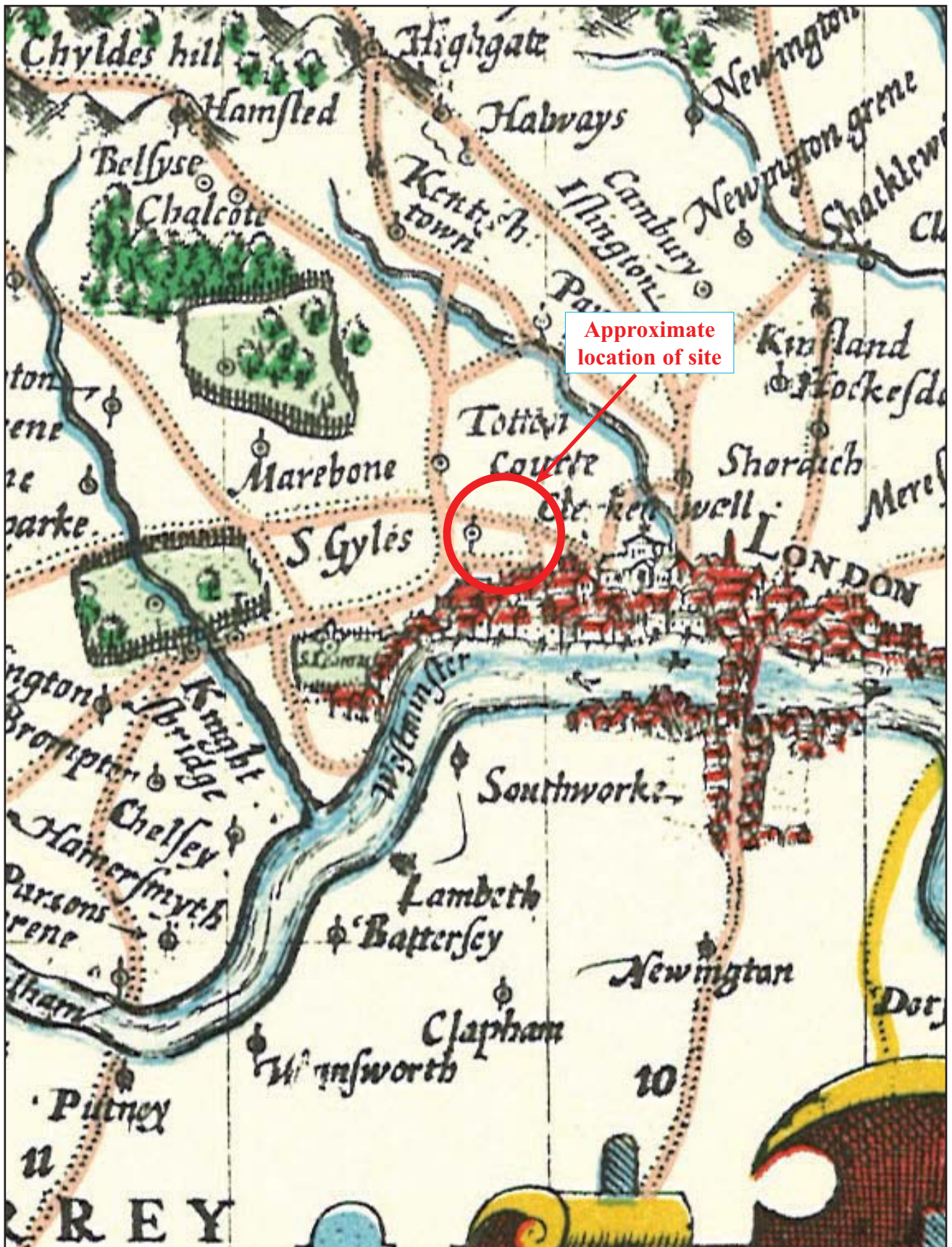
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Figure 5. Saxton's map of Middlesex 1575

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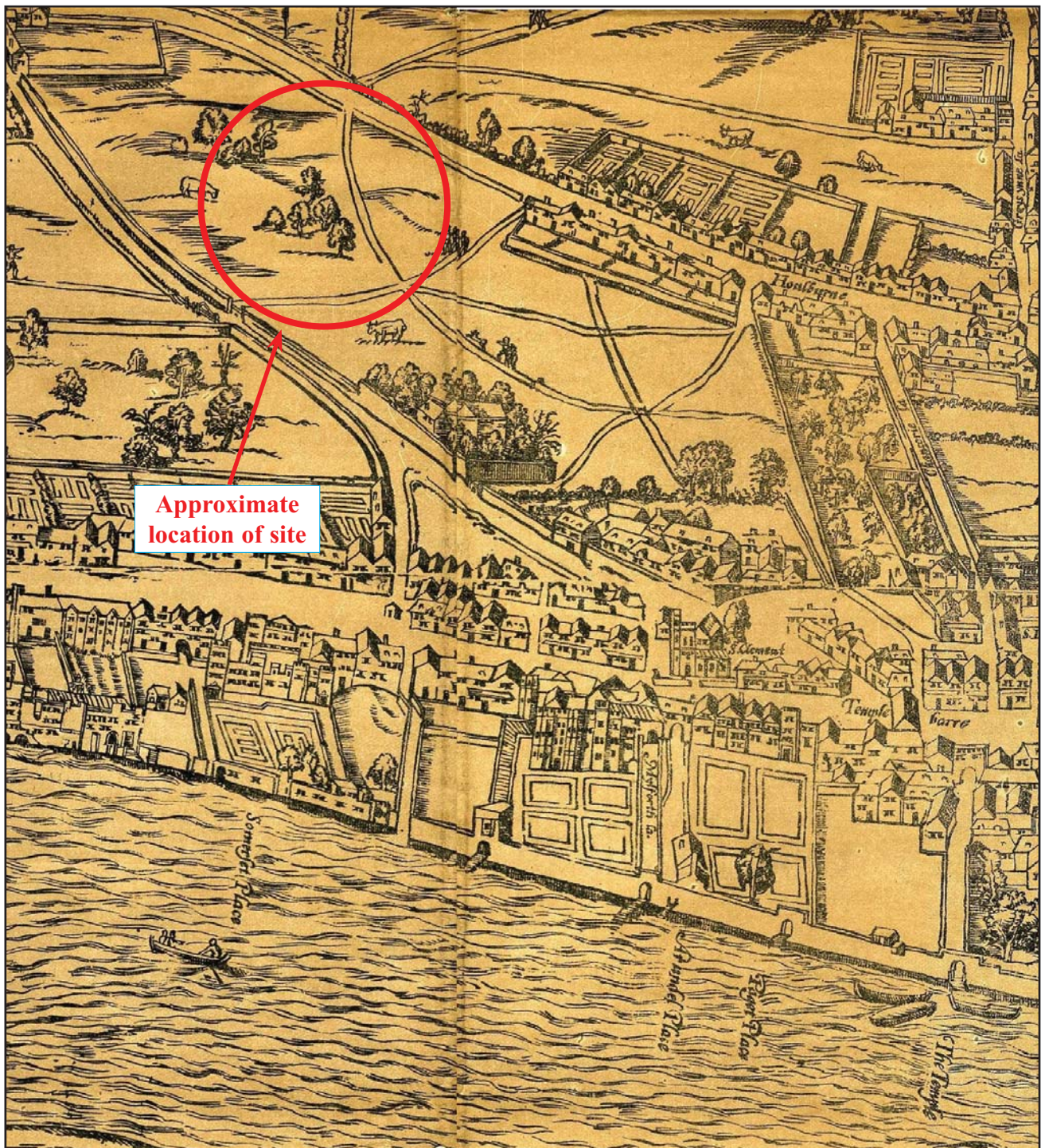
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Figure 6. Norden's map of Middlesex 1593

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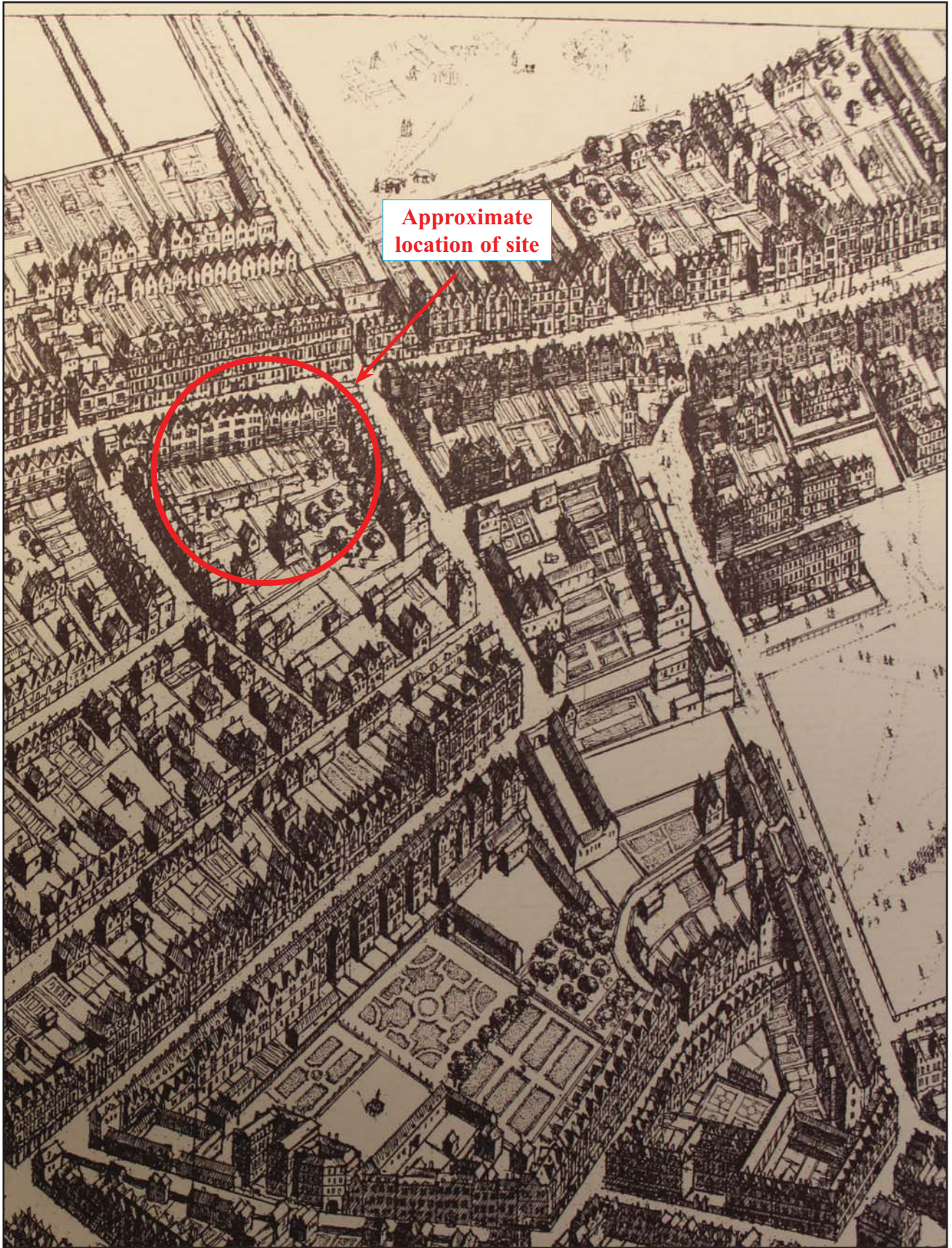


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Figure 7. *Civitas Londinum* (attributed to Ralph Agas) mid-16th
century

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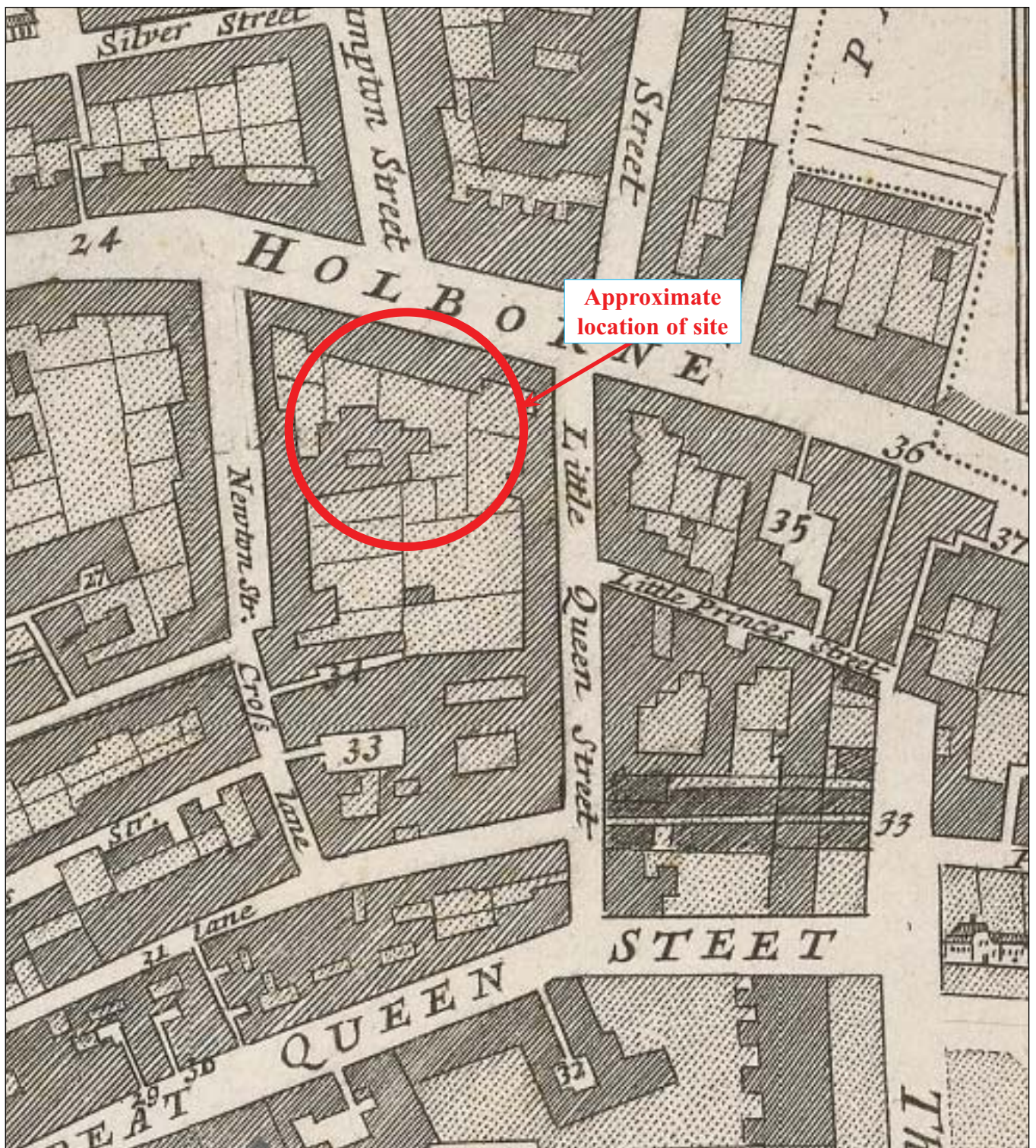
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Figure 8. Hollar's *Great map of London* 1658

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Approximate location of site

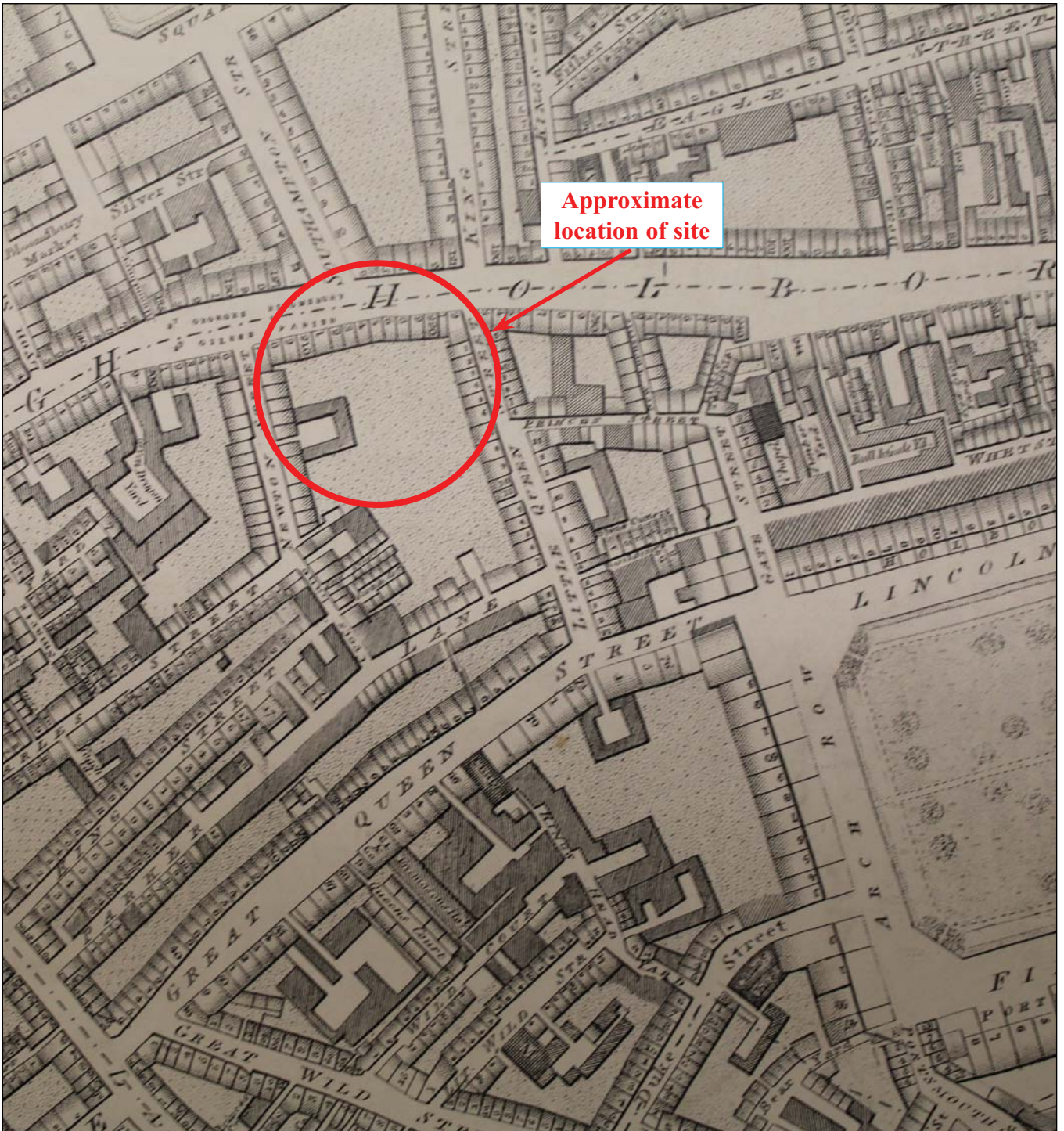
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Figure 9. St Giles in the Fields parish map 1720

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Approximate
location of site

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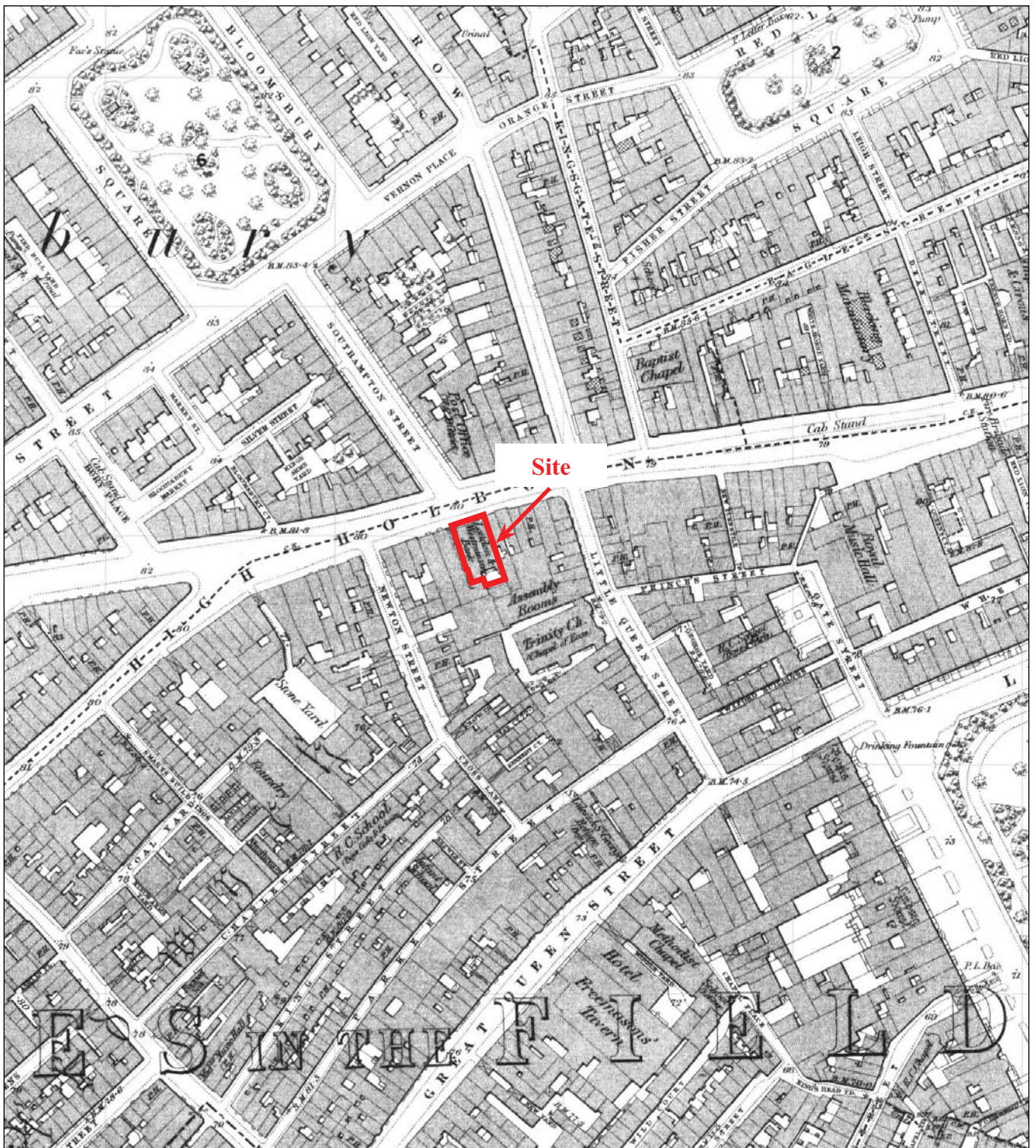


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Figure 10. Horwood's *Plan of the cities of London and
Westminster* 1794-1799

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Site

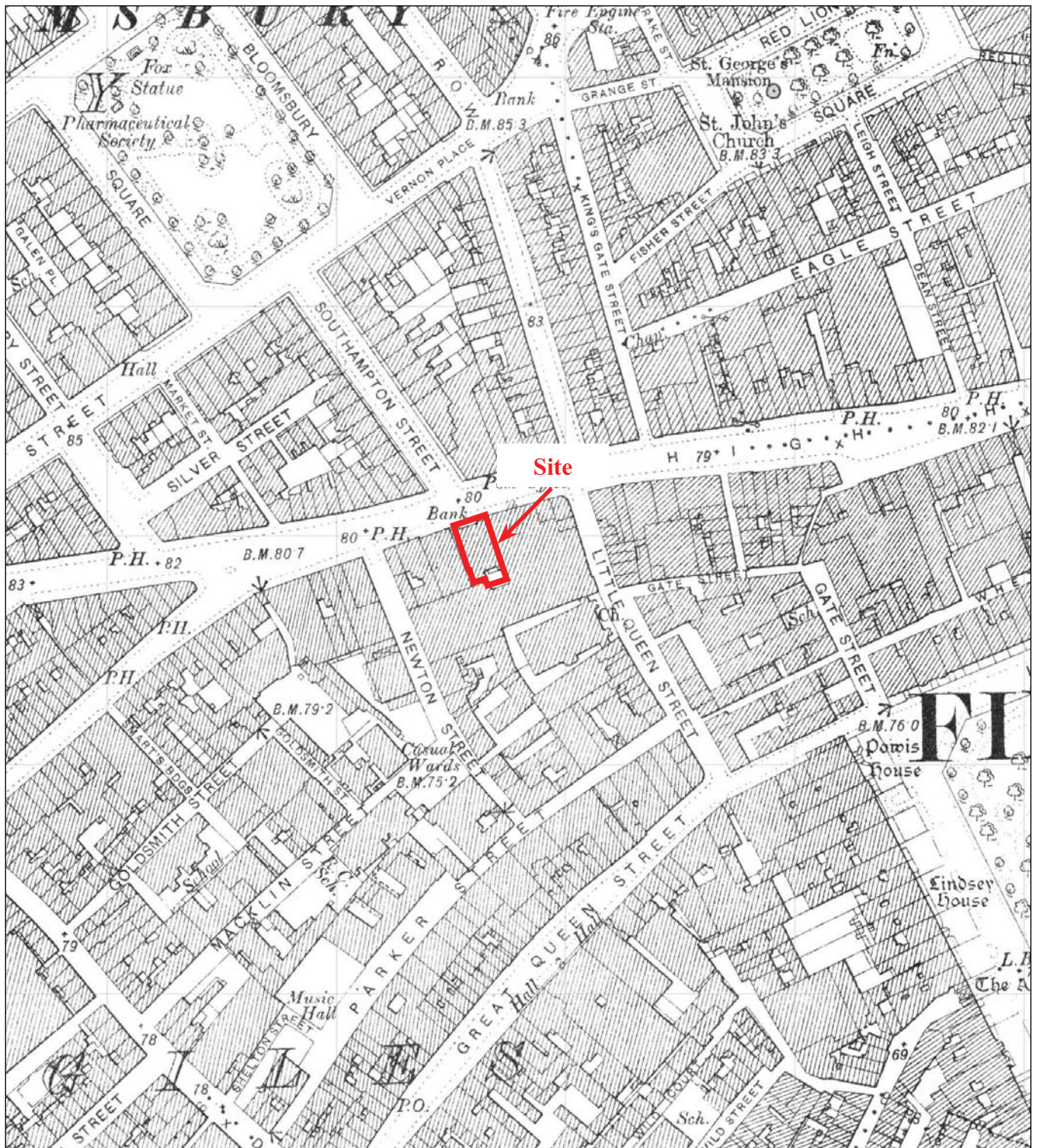
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Figure 11. Ordnance Survey 1878

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Site

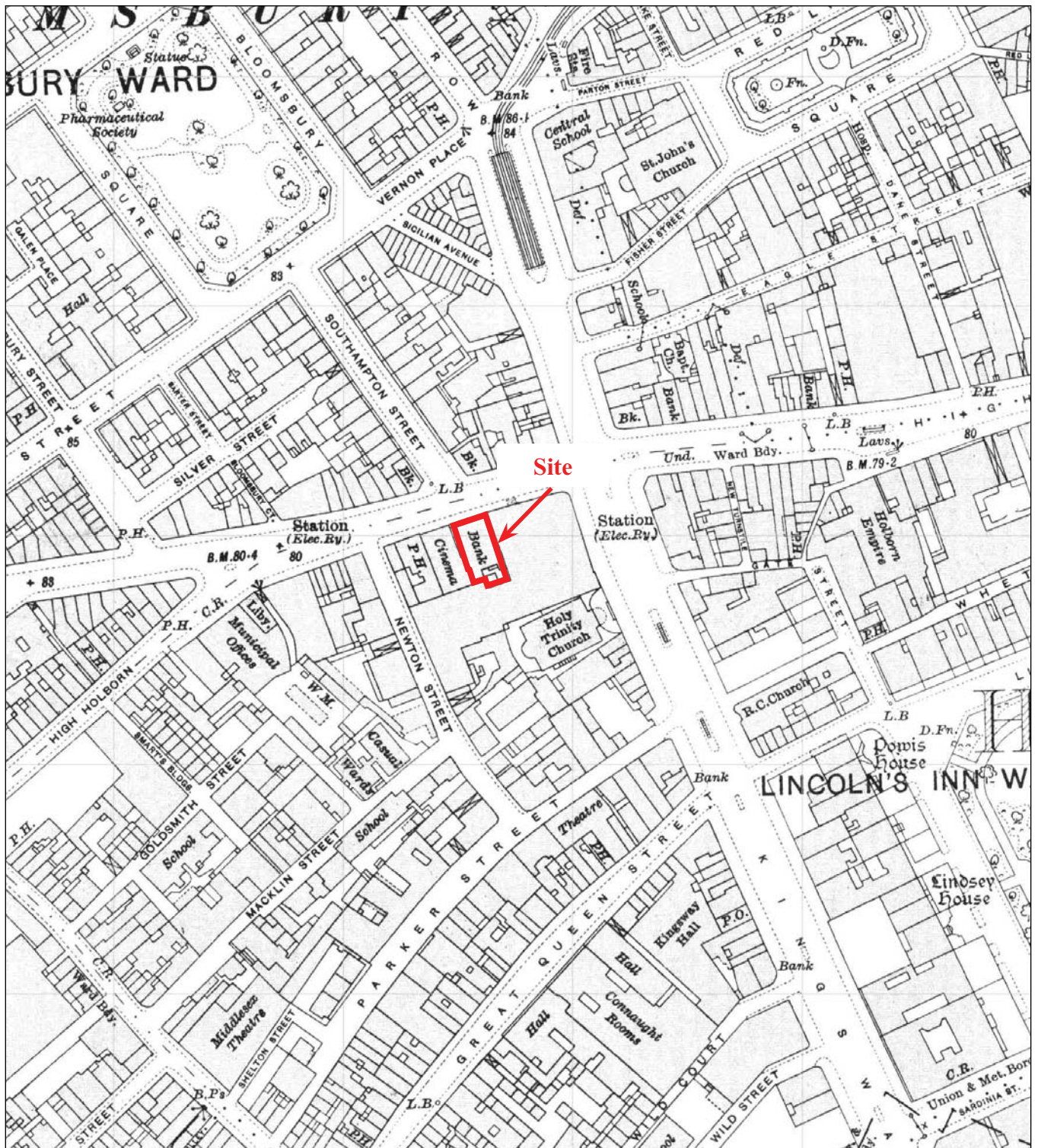
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Figure 12. Ordnance Survey 1897

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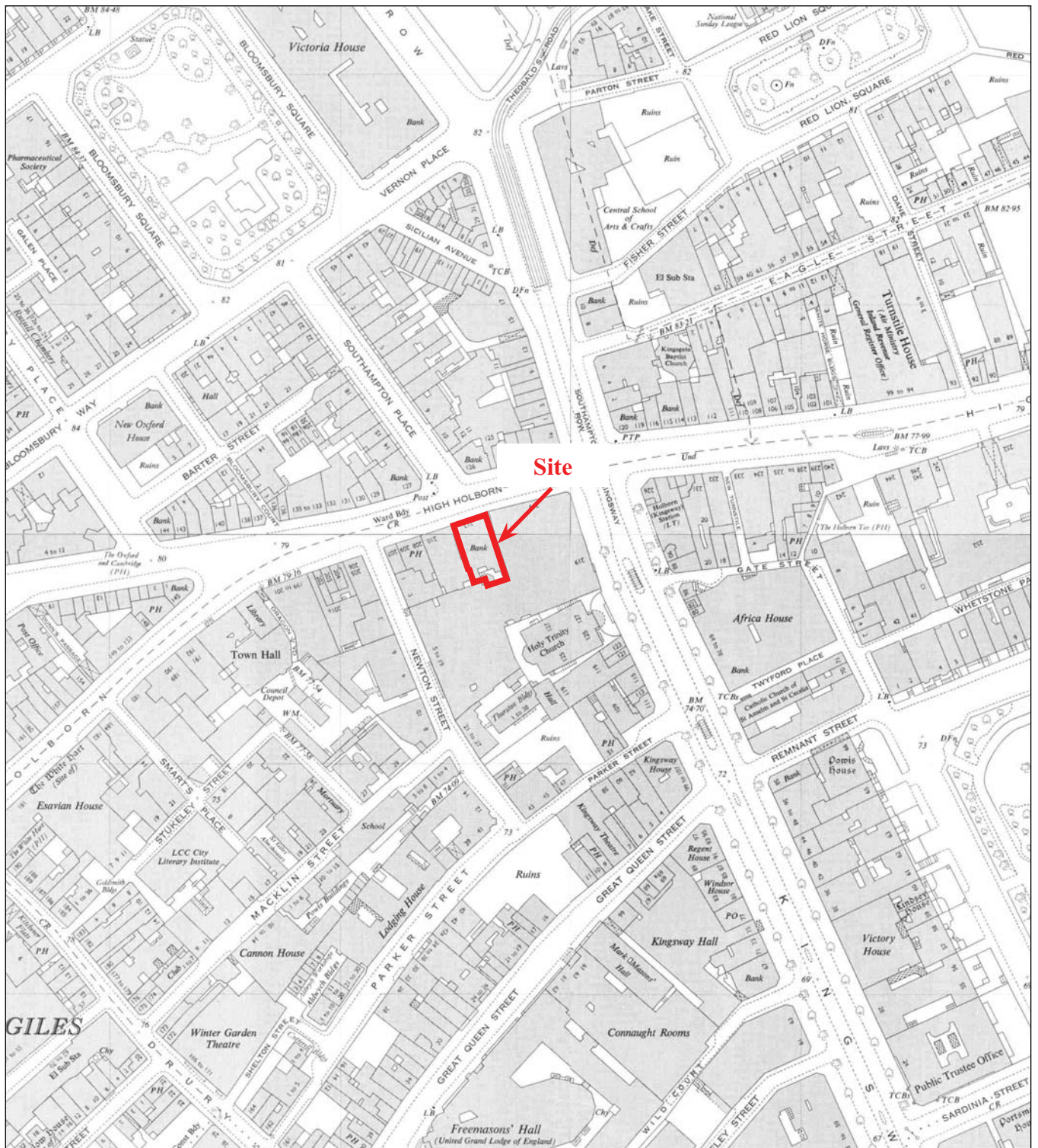


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Figure 13. Ordnance Survey 1916

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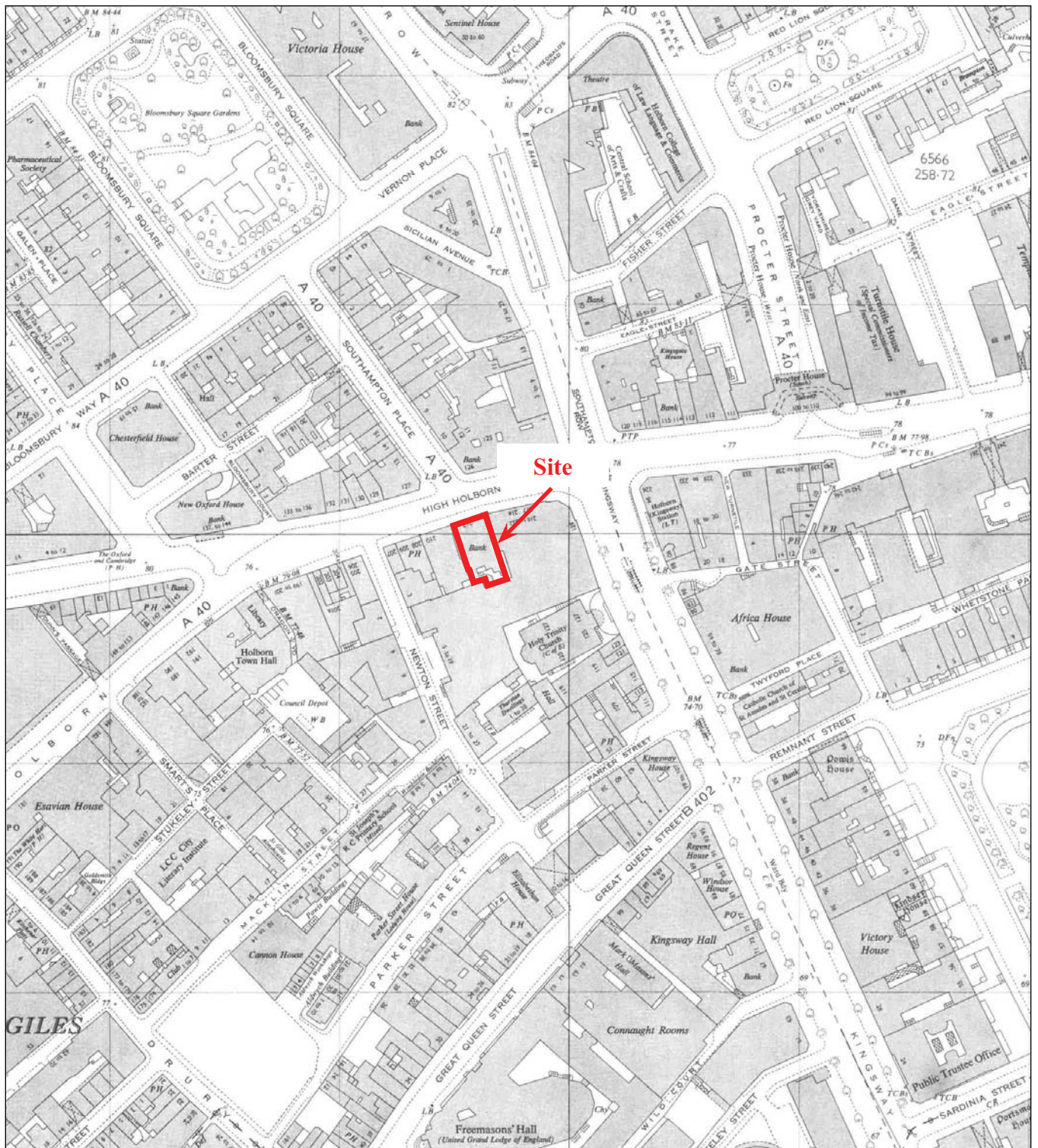


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Figure 14. Ordnance Survey 1951

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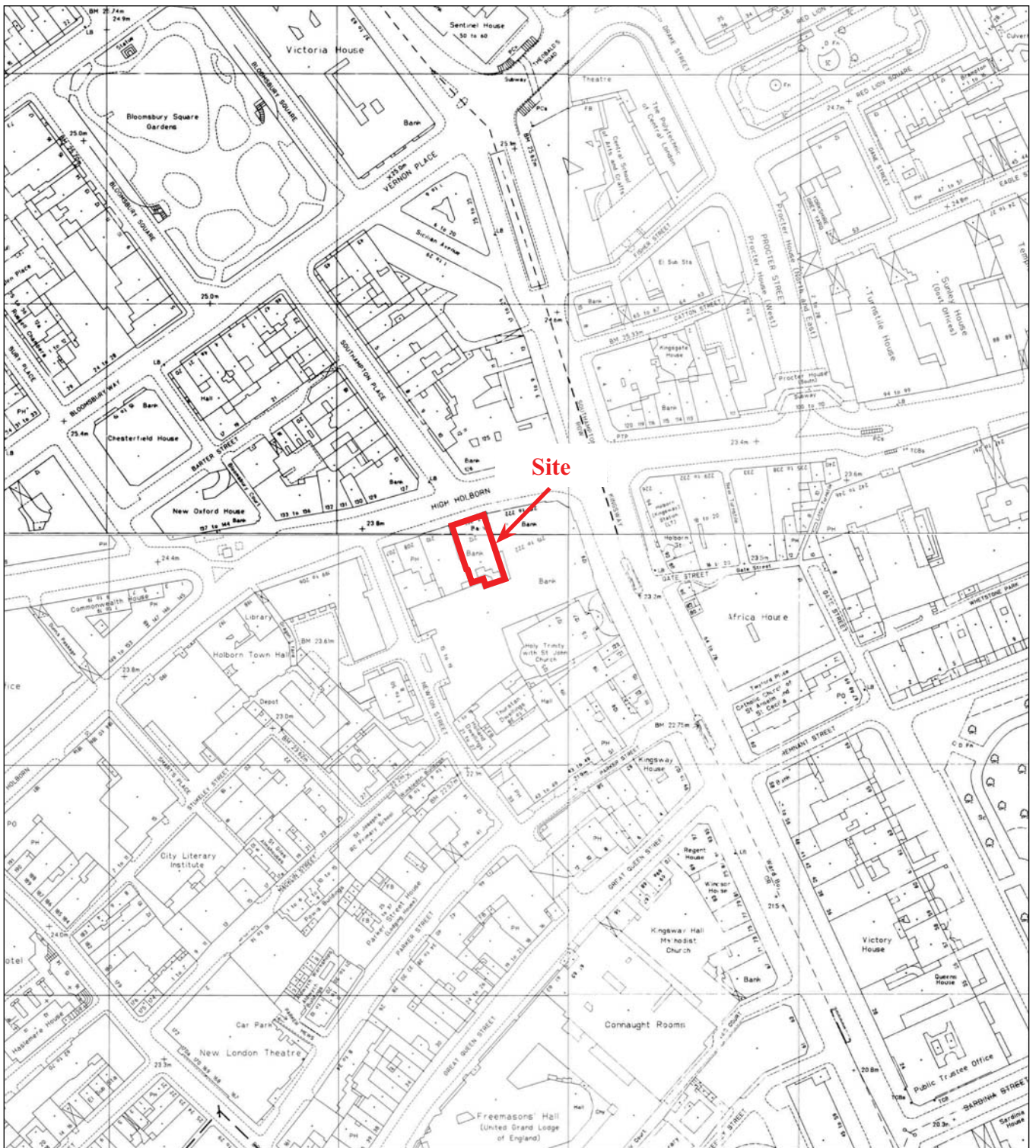


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Figure 15. Ordnance Survey 1967

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 Figure 16. Ordnance Survey 1991-5

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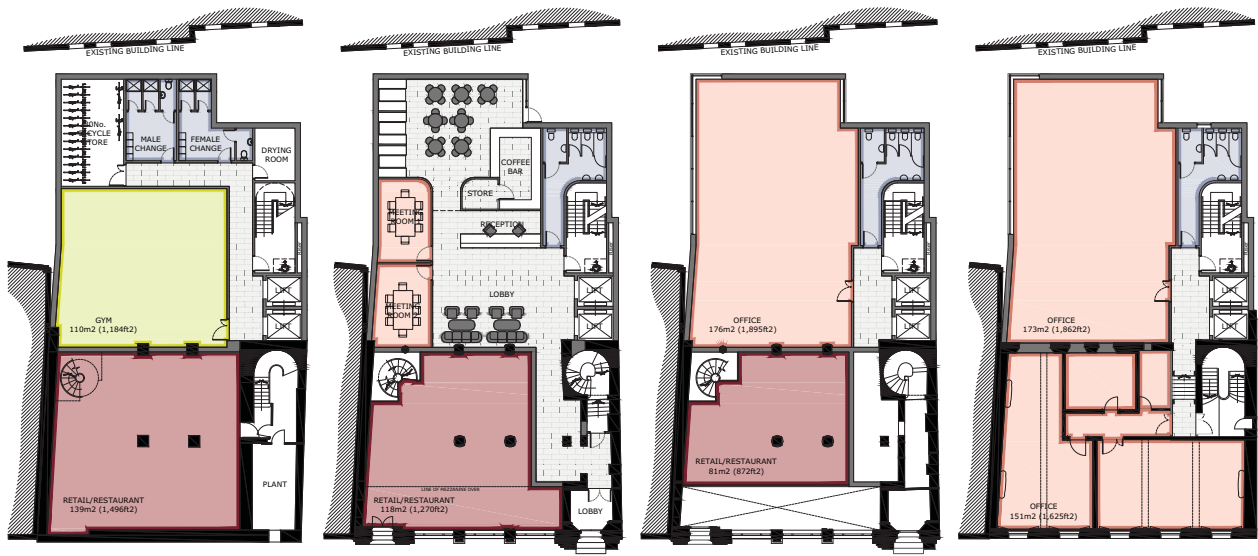


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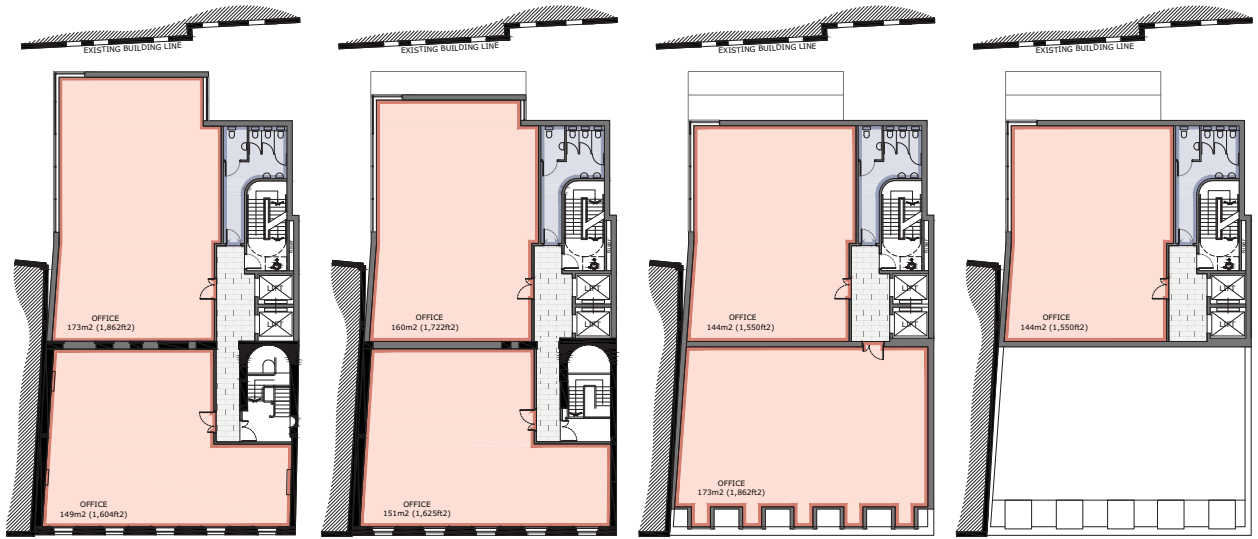
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Figure 17. Proposed development section layout



212-214 High Holborn
B BASEMENT LEVEL PLAN
 212-214 High Holborn
C GROUND LEVEL PLAN
 212-214 High Holborn
M MEZZANINE LEVEL PLAN
 212-214 High Holborn
1 1ST LEVEL PLAN

Ferrywood Ltd



212-214 High Holborn
2 2ND LEVEL PLAN
 212-214 High Holborn
3 3RD LEVEL PLAN
 212-214 High Holborn
4 4TH LEVEL PLAN
 212-214 High Holborn
5/6 5TH/6TH LEVEL PLAN

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 Figure 18. Proposed development floor plans





Plate 1. 212-214 High Holborn looking south-west from High Holborn



Plate 2. 212-214 High Holborn looking south-west from High Holborn

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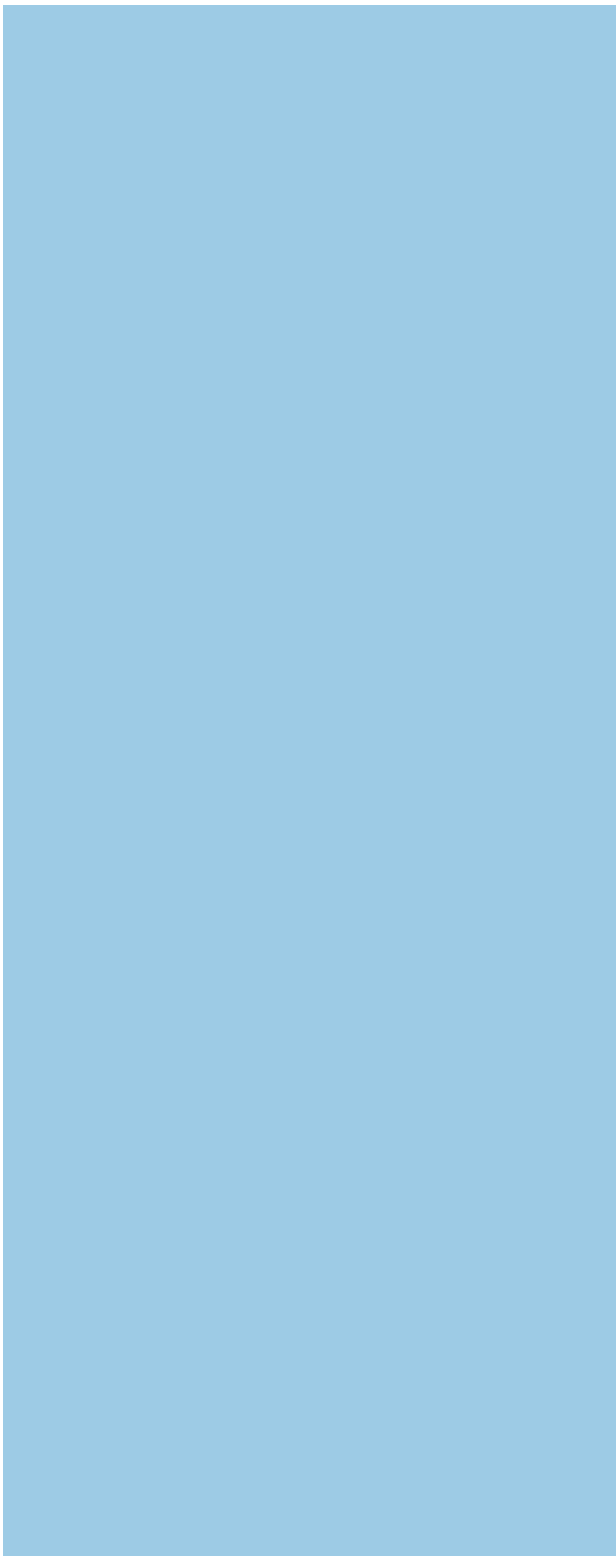
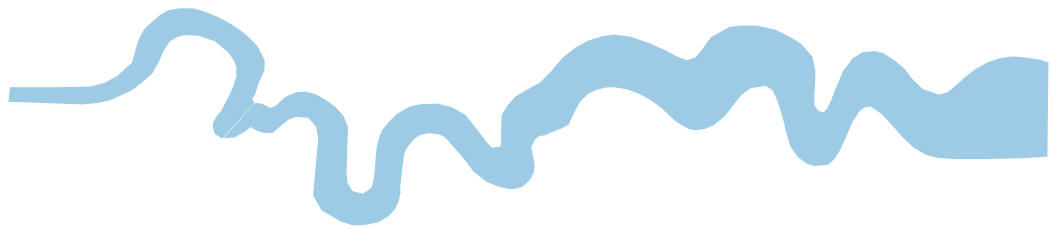
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Plates 1 - 2**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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