

Archaeological Desk Based Assessment

**25 OLD GLOUCESTER
STREET
BLOOMSBURY**

For Buchanan Hartley Architects Ltd

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L-P:ARCHÆOLOGY

Archaeological Desk Based Assessment

25 OLD GLOUCESTER STREET BLOOMSBURY

Client: Buchanan Hartley Architects Ltd

Local Authority: London Borough of Camden

NGR: 530375, 181881

Planning App: Pre-application

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Abstract

The site at 25 Old Gloucester Street, Bloomsbury, London, WC1N 3AF is being promoted for redevelopment. This report contains the results of cartographic, archaeological, and documentary research into the site undertaken by L - P : Archaeology on behalf of Buchanan Hartley Architects Ltd.

The site lies within an Archaeological Priority Area, as defined by the Local Planning Authority. The site appears to have been on the fringe of settlement activity up until the Post Medieval period.

Cartographic sources show that the site was developed from at least 1681, having been likely previously only been used as agricultural fields. The site and study area was redeveloped from 1707 when Queen Square and St. George the Martyr Church were constructed. At this time, Old Gloucester Street was formally planned and the site was redeveloped into residential buildings with rear yards. In 1877 the site was redeveloped again into St. George the Martyr Parochial School for Boys, which ceased to exist in the 1970's. The building is currently empty in advance of development.

Based on the available evidence, the site has a high potential for Post Medieval archaeological remains, moderate potential for Roman archaeological remains, a low potential for other periods. All periods are of low significance, except the Roman period which is of moderate significance.

The current proposed development is to extend the current basement area to cover the full footprint of the site. The development proposals will have a localised impact on potential archaeological remains at the rear of the study site. Work to refine this archaeological potential and to mitigate any impact on these archaeological remains could be secured by means of a condition on any planning consent granted by the Local Planning Authority.

1. Introduction

- 1.1. This archaeological Desk Based Assessment (DBA) has been researched and prepared by Tom Swannick of L - P : Archaeology on behalf of Buchanan Hartley Architects Ltd.
- 1.2. The report considers land at 25 Old Gloucester Street, Bloomsbury, London Borough of Camden, WC1N 3AF centred on 530375, 181881 (FIGURE 1).
- 1.3. The site is currently occupied by a disused school building, formerly St. George the Martyr School for Boys (FIGURE 2).
- 1.4. The site covers an area of c.415m².
- 1.5. The site is being proposed for redevelopment with an extension to the existing basement and the addition of additional upper floors to the rear of the building.
- 1.6. The following terms are used in this report:
 - ◆ “the study area” - a 500m radius around the centre point of the site
 - ◆ “the site” - the area defined by the perimeter of the site itself as defined on FIGURE 2
- 1.7. The Desk Based Assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. NATIONAL POLICY AND LEGISLATION

2.1.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DCLG 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.1.2. In April 2014 the DCLG published the National Planning Practice Guidance (NPPG) notes which sets out how the government's planning policies are expected to be applied (DCLG 2014).

2.1.3. In addition, the following legislation is considered by this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979
- ◆ Town and Country Planning Act 1990

2.2. REGIONAL POLICY AND LEGISLATION

2.2.1. London Borough of Camden (LBC) is the Local Planning Authority. LBC must consider The Mayor of London's London Plan 2011 (consolidated with alterations in 2013, 2015 and 2016). Policies 7.8 and 7.9 are concerned with archaeology and heritage (GREATER LONDON AUTHORITY 2016).

2.3. LOCAL POLICY AND LEGISLATION

2.3.1. LBC take archaeological advice from Greater London Archaeological Advisory Service (GLAAS).

2.3.2. The LBC must consider the policies relevant to archaeology provided within its development planning documents, including the Local Development Framework Core Strategy (adopted 2010) (LONDON BOROUGH OF CAMDEN 2012) which states:

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.

2.3.3. The site is located within the London Suburbs Archaeological Priority Area (DLO35589), as designated by the LBC (FIGURE 3).

2.3.4. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the redevelopment site.

3. Aims

3.1. It is not the aim of this assessment to present a complete history of Bloomsbury, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the study site.

3.2. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology
- ◆ To assess the significance of potential archaeology
- ◆ To assess the condition of potential archaeology
- ◆ To assess the impact of the proposed development on the potential archaeology

4. Methodology

4.1. GUIDANCE

4.1.1. The following guidance was consulted:

- ◆ Standards and guidance for historic environment Desk Based Assessments (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2014)
- ◆ Historic Environment Good Practice Advice in Planning Note 1 (HISTORIC ENGLAND 2015A)
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (HISTORIC ENGLAND 2015B)
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (HISTORIC ENGLAND 2015C)
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment, (ENGLISH HERITAGE 2008)
- ◆ Using Historic Landscape Characterisation (CLARK ET AL. 2004)
- ◆ Management of Research Projects in the Historic Environment (HISTORIC ENGLAND 2015D)

4.2. SOURCES

4.2.1. Heritage assets were identified from the following sources:

- ◆ search of the Greater London Historic Environment Record (GLHER) for all archaeological records within a 500m radius of the centre of the site
- ◆ the National Heritage List for England (HISTORIC ENGLAND 2017)
- ◆ data from the Archaeology Data Service (ADS 2017)
- ◆ examination of geological data (BRITISH GEOLOGICAL SURVEY 2017)
- ◆ examination of historic maps
- ◆ documents and publications held at the London Metropolitan Archives.

- ◆ L - P : Archaeology Library
- ◆ a site walk over survey was undertaken on 30th May 2017 by Tom Swannick.

4.3.SIGNIFICANCE CRITERIA

4.3.1. A heritage asset is defined in the NPPF as:

“A building, monument, site, place 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)“ (DCLG 2012)

4.3.2. The significance of the heritage assets is determined using the following criteria shown in TABLE 1, which is based on those given in the Design Manual for Roads and Bridges (DEPARTMENT FOR TRANSPORT 2007) and professional judgement.

4.3.3. Designated and non-designated heritage assets will be measured against the significance values in TABLE 1.

VALUE	DESCRIPTION
VERY HIGH	World heritage sites; designated or undesignated sites, buildings or landscapes of international importance
HIGH	Scheduled monuments; grade I and II* listed buildings; conservation areas or parks and gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
MEDIUM	Grade II listed buildings; conservation areas or parks and gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
LOW	Locally listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
NEGLIGIBLE	Sites, buildings or landscapes with little or no significant historical interest
UNKNOWN	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

4.4.LIMITATIONS OF THE METHODOLOGY

4.4.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- ◆ the HER entries can be limited because they are not based on a systematic search of the region but rather the records are reliant upon chance finds, opportunities for research and public contribution
- ◆ documentary sources may be biased, inaccurate or difficult to interpret
- ◆ the presence of buried archaeology is not always obvious during walk over surveys
- ◆ grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can be difficult to locate
- ◆ the radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

5. Site Background

5.1. LANDSCAPE AND TOPOGRAPHY

- 5.1.1. The site is located in the Bloomsbury area of London, approximately 1.2km north of the River Thames. The area is a dense urban landscape.
- 5.1.2. The site is located on Old Gloucester Street, which runs north west to south east, from Queen Square Park and Garden to the A40, Theobalds Road.
- 5.1.3. The site is bounded to north by a small alley which is located directly adjacent to St. George the Martyr Church. To the west and south by mixed use commercial and residential developments and to the east by Old Gloucester Street (FIGURE 2).
- 5.1.4. The site lies on fairly flat ground, at c.19m OD. In the wider area, the levels slope gently down from the north (c.20m OD at Great Ormond Street) to the south (c.18m OD at Theobald's Road).

5.2. GEOLOGY

- 5.2.1. The British Geological Survey GeoIndex shows the site to be located on the London Clay Formation overlain by Lynch Hill gravel. This data is at relatively low resolution and offers only a rough indication of the site geology (BRITISH GEOLOGICAL SURVEY 2017).
- 5.2.2. Four surrounding boreholes have been used to assess the depth of made ground present in the general area of the site (FIGURE 4) (BRITISH GEOLOGICAL SURVEY 2017). Two boreholes have been excavated c.200m to the north east of the site, TQ38SW4277 recorded c.4m of made ground before encountering natural geology. TQ38SW4278 recorded c.3m of made ground before encountering a natural geology. A borehole c.125m to the south west, TQ38SW2895, recorded c.3m of made ground before encountering natural geology. a masonry obstruction. The final borehole, TQ38SW211, located c.161m to the south east, recorded c.1.7m of made ground before encountering natural geology.
- 5.2.3. In all cases “made ground” should be considered to be potentially of

archaeological interest because it is representative of known human interaction. From the four closest boreholes to the site, the average depth of “made ground” is c.3m. The nature of the “made ground” has been recorded as comprising brick rubble, gravel, boulders, soft clay and organic remains.

- 5.2.4. Additional geotechnical information or information from structural foundation investigations can be consulted as and when it becomes available to further refine the understanding of the specific geological conditions of the site.

6. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901 AD
MODERN	1901	PRESENT

Table 2 - Timescales used in this report

6.1. Information from the Greater London Historic Environment Record (GLHER) is referenced with the Monument ID in brackets e.g. (MLO12345). The following analysis is from a 500m radius search of the GLHER around the study site and additional research, and is illustrated in FIGURE 5, 6, AND 7.

6.2. PREHISTORIC

6.2.1. There is a small amount of archaeological evidence from the Prehistoric periods from within the study area (FIGURE 5). The known focus of Prehistoric archaeological evidence within the wider area is concentrated on the River Thames and its tributaries (SIDELL ET AL. 2002: 32).

6.2.2. During the Prehistoric period the site would have been located between the 'lost' rivers of the Fleet to the east and Tyburn to the west, tributaries of the Thames.

6.2.3. Located c.425m to the south of the site, a watching brief was undertaken in 1999 by Museum of London Archaeological Service (MoLAS) at Aviation

House (KGY99). During the watching brief a single large flint waste flake (MLO75120) was recovered from the disturbed natural gravel. The flake was dated to paleolithic flint working techniques and was likely deposited through hillwash (BARBER 2000: 6). A peri-glacial stream channel was also recorded (MLO73557).

6.2.4. A total number of five prehistoric flint lithics (MLO103260, MLO17689, MLO17693, MLO17694, MLO17749), predominately handaxes, have been found within the 500m search radius. All these finds were collected from unspecific works in the 19th and early 20th century.

6.2.5. There is no direct evidence for any Prehistoric settlement within the study area. The potential for the recovery of archaeological material dating to the Prehistoric periods to be present on site is low.

6.2.6. If material similar to that already discovered within the study area is recovered from the site it would be of low significance.

6.3.ROMAN

6.3.1. There is a small amount of archaeological evidence from the Roman period from within the study area (FIGURE 5).

6.3.2. The Roman city of London, *Londinium*, was established in the mid first century shortly after the Claudian invasion of Britain in AD 43. The study site is peripheral to the west of the settlement by c.1.5km.

6.3.3. The route of the closest Roman road to the site runs along the current A40 (MLO17773), c.210m south east of the site (MARGARY 1967: 57). This road forks where New Oxford Street meets High Holborn and Bloomsbury Way, and would have entered the main *Londinium* settlement at Newgate.

6.3.4. The site is located very close to the periphery of, if not within the western Roman cemetery, which ran along the main roads leaving the city to the west (RCHME 1928: 164).

6.3.5. This has been supported by archaeological findings of funerary activity such as the cremation burial (MLO18085), located c.100m to the south of the site on

Southampton Row. This was a cremation consisting of a greyware rusticated urn containing burnt bone.

- 6.3.6. Further evidence of cremation burial was located c.400m south east of the site (MLO69168) at Holborn station during its construction in 1909.
- 6.3.7. Two fragments of tombstones (MLO16263 and MLO17778) have been found within the search area. However, both these fragments had already been heavily disturbed and their provenance is suspect.
- 6.3.8. At KGY99, c.425m south of the study site, a compacted gravel surface (MLO75122) up to 1.6m thick was recorded associated with the recutting of an east to west Roman ditch (MLO75121). Neither feature could be closely dated, but stratigraphically they must post-date AD 140.
- 6.3.9. The gravel surface appeared linear, oriented east to west and was 7.6m wide. This may mean that it possibly represents a track parallel to Watling St, or it may represent a domestic or industrial yard or other external surface associated with a settlement or roadside activity.
- 6.3.10. Industrial and domestic activity in the form of quarry and domestic waste pits (MLO76215), were identified c.330m south of the site area during excavation (HHN99) in 1999 by MoLAS (MOLAS 2001).
- 6.3.11. Three large gravel and brickearth quarry pits were cut into the natural. These had been backfilled, one contained pottery dated to AD 70-160 and the other two are thought to be AD 120-150. The concentration of quarry pits, suggests a level of industrial activity.
- 6.3.12. A scattering of findspots including coins, rings and pottery (MLO17779, MLO17780, MLO18043 and MLO68157) have been identified within the search area. All were discovered in the late 19th century to early 20th century.
- 6.3.13. There are no known Roman settlements within the study area and the area likely lay as open fields throughout the period. However, the study area does likely overlap with the western Roman cemetery.
- 6.3.14. The potential for Roman archaeology on the site is moderate. Any Roman

archaeology found on the site would likely be of low significance, however human remains would be moderately significant.

6.4. EARLY MEDIEVAL AND MEDIEVAL

- 6.4.1. There was a noted shift in population during the Early Medieval period from the City of London towards Westminster. During the Early Medieval period the site lay at or near the projected northern periphery of the main settlement of *Lundenwic* located c.560m to the south.
- 6.4.2. Despite the proximity to *Lundenwic*, there is very little archaeological evidence in the GLHER for the study area (FIGURE 6).
- 6.4.3. Part of the area that is today Bloomsbury was recorded in the Domesday book as 'having vineyards and wood for 100 pigs' (WEINREBB & HIBBERT 2008: 78).
- 6.4.4. Excavation and watching brief by the Department of Greater London Archaeology at Macklin Street (MAC89), c.470m south of the site area, found greenish organic layers (MLO22220) in section, immediately over the natural brickearth. The layers contained pottery of AD 650-1150 and occasional animal bone. The layers had been heavily disturbed by Post Medieval pits.
- 6.4.5. One further findspot (MLO22221), a fragment of Ipswich ware pottery is noted in the study area.
- 6.4.6. Following the Norman Conquest in 1066, settlement activity in the study area gradually increased (FIGURE 6).
- 6.4.7. The name Bloomsbury is likely a derivative Blemondisberi, meaning the manor of Blemond, after William Blemond who acquired the area in the early 13th century (WEINREBB & HIBBERT 2008: 78).
- 6.4.8. Water conduits (MLO23435 and MLO18057) and were built within the study area, which rose from the Tyburn (WEINREBB & HIBBERT 2008: 953).
- 6.4.9. The earlier of the two conduits, (MLO23435), located c.150m north of the site area, was known as the Devil's Conduit and supplied water to 13th century Greyfriars monastery.
- 6.4.10. At KGY99, cultivation soils (MLO73559) had formed over the peri-glacial

channel. These deposits contained several sherds of pottery dating to the 11th and 12th century. Similar soils (MLO74071) were identified at HHN99, along with a ditch (MLO74070).

6.4.11. A number of inns were initially (MLO17843 and MLO25154) constructed during this period in the site area. These buildings acted as public houses for the growing population.

6.4.12. Located c.300m to the north east of the site area is the site of Grays Inn (MLO21218). The society of Grays Inn settled on the spot in the 14th century as an Inn of Court. The Medieval buildings were grouped around what is now the south square. The buildings were extensively rebuilt in the 1950's.

6.4.13. The archaeological and documentary evidence for Early Medieval and Medieval settlement near to site suggests that the site would have been peripheral to the known settlement location, and the prevalence of cultivation soils indicates a predominately rural and arable nature to the area. Therefore the potential for Early Medieval or Medieval archaeology is considered to be low. Any Early Medieval or Medieval archaeology found on site would likely be of low significance.

6.5. POST MEDIEVAL

6.5.1. There is a rich source of documentary evidence for the study area from the 16th century onwards. The site area began the period as a peripheral suburb to the Medieval walled city and does not feature on any maps of London from the 16th century (FIGURE 7).

6.5.2. However, Bloomsbury Way (MLO5713), c.460m south of the site, does appear as an unnamed road on the 'Agas Map' of 1561.

6.5.3. By 1643, the site area fell within the Lines of Communication, which was the fortification of London during the English Civil War (STURDY 1975: 343). A battery (MLO18060) was located to the rear of Bedford House, c.70m north west of the site, and a fort (MLO10394) was located at the south side of Russell square, c.160m north west of the site.

6.5.4. The Lines were built one and a half to two miles from the centre of the city,

and predominately crossed through fields and gardens (STURDY 1975: 343).

- 6.5.5. The Lines failed their only test when the New Model Army entered London in 1647, and they were levelled by Parliament the same year (STURDY 1975: 344).
- 6.5.6. Thus it is likely that at this point the site area was still very peripheral and lay as open fields. The site area is shown on Morgan's map 1681 (FIGURE 8), as being occupied by a small building and open fields. The area is becoming more urbanised with a series of buildings located to the south of the site area.
- 6.5.7. A watching brief (MUS95) c.400m to the south west of the site on Museum Street, quarrying (MLO65785) and the remains of a 17th century wall (MLO65786) and well (MLO65787) were identified.
- 6.5.8. Similar archaeological evidence has been excavated at Holborn Town Hall (HHN99 and STY95), Aviation House (KGY99) and Lacon House (TEO98).
- 6.5.9. It is possible that the site may also have been exploited for the geological Lynch hill gravel, before or during the construction and occupation of the small building on the site.
- 6.5.10. Rocque's map (FIGURE 9) of 1746 shows the study area has had significant development. Queen Square had been established and St. George the Martyr Church had been constructed by 1717.
- 6.5.11. The area of Old Gloucester Street and Queen square was largely inhabited by French refugees many of whom were Roman Catholics (WALFORD 1878). These residents were said to have been 'industrial pursuits of a somewhat higher kind than those of Clerkenwell and Soho' (WALFORD 1878: 553).
- 6.5.12. Queen square (PLATE 1), named in honour of Queen Anne, was left open on the north side in order to allow views of Hampstead and Highgate hills (WALFORD 1878: 554). The square is a registered park and garden (DLO35380).
- 6.5.13. St. George the Martyr Church, was erected in 1706 by private subscriptions, and acted as a chapel of ease to the parish of St. Andrew's, Holborn and was consecrated in 1723.



Plate 1- North facing shot of Queen Square and Garden

6.5.14. On Rocque's map, the site area has an alley to the north, much like what is currently present. To the west, the rear of the property, there is a yard area leading from Southampton Row. The south of the site is terraced and the east fronts onto Gloucester Street.

6.5.15. When built, Gloucester Street, named after Queen Anne's son the Duke of Gloucester (WEINREBB & HIBBERT 2008: 600), was considered a modern and fashionable neighbourhood (WALFORD 1878: 556).

6.5.16. The site was likely a residential property at this stage.

6.5.17. There is little further development on the site area on Cary's map of 1787 (FIGURE 10) and Horwood's map of 1794 (FIGURE 11).

6.5.18. Horwood's map does show the numbers of properties on his map, and it is noticeable that number 25 does not exist. This is due to later renumbering of properties on Gloucester Street by the Metropolitan Board of Works.

6.5.19. Greenwood's map of 1827 (FIGURE 12) shows the lack of an alley between the building and the church. This could show that another small building had been constructed, or it may be due to the poor resolution of the map. It is likely the latter as the first edition OS map of 1875 (FIGURE 13) shows the site layout to be much like the Horwood map.

6.5.20. It is around this time that the area of Queen Square became a home to a number of charitable institutions and hospitals, such as Hospital for Sick Children in the year 1852 and latterly the Italian Hospital in 1884 (WALFORD 1878: 556).

6.5.21. St. George the Martyr school is first marked on OS maps in 1896 (FIGURE 14). The first school building, constructed in 1863, was known as Lundonia House and was located opposite the site. A later addition to the school, which is the building located on the site, was founded in 1877 for the provision of 200 boys.

6.5.22. The previous 17th and 18th century building on the site were demolished to make way for the new school building.

6.5.23. The building on the site was built in an early Gothic style, with London yellow stock brick, whilst the remainder of the structure is a later extension built in a simple brick style.

6.5.24. The frontage of the building is a Grade II listed building. The Listed Building is the subject of a separate report (M. EVANS, IN PREP).

6.5.25. A parochial school is a private school linked to a religious organisation so has a substantial religious curriculum in addition to the usual subjects. The schools were associated with St George's Church.

6.5.26. During the Post Medieval the site saw a significant increase of development and density of buildings. The site has a high potential for archaeology from this period, although the archaeology itself is of low significance. It is however or that the earliest Post Medieval structures have been significantly truncated by the later Victorian school development.

6.6. MODERN

6.6.1. The Modern period of the site involves redevelopment and repurposing of the site and the surrounding area from residential use to commercial usage.

6.6.2. The school was not bombed during the Second World War and the Ordnance Survey map of 1952 (FIGURE 15), shows the site as unchanged.

6.6.3. The building remained a school until the 1970's, when the building was converted to commercial units. The change of use can be seen marked on the 1982 Ordnance Survey map (FIGURE 16).

6.6.4. The plan of the building has remained the same until the present day.

7. Site Conditions and Proposed Development

7.1.SITE CONDITIONS

7.1.1. The site is currently occupied by the disused St.George the Martyr School for Boys (PLATE 2). The majority of the site contains a basement, c.2m in depth (PLATE 3) (FIGURE 17), and the building itself is four stories high and is likely to have significant footings.



Plate 2- South west facing shot of the exterior of St. George the Martyr School

7.1.1. It is also noted that the building to the south of the site is also basemented, which may have disturbed any archaeological deposits on the south side of the site.

7.1.2. The front of the building is four stories high and the rear of the building is a single storey hall.

7.1.3. The current building on site dates to the early 19th century, although it is unclear to what extent the existing basement and foundations post or pre-date the above ground structure. It is not uncommon for the remains of earlier foundations to be reused in later phases of construction.

7.1.4. Cartographic sources show that the site has been built on from at least 1681. It

is possible that most of the earlier masonry belonging to these early builds has been removed due to the large basement. There is however the possibility for archaeological survival of cut features, such as pitting, below the basement slab.

7.2.AREAS OF SURVIVAL

7.2.1. The extent of surviving archaeological deposits will come down to two factors: the thickness of made ground on the site and the extent to which the structures on site have removed this made ground.

7.2.2. The street level of the site is c.19m OD.

7.2.3. The depth of made ground is not immediately apparent due to the variations in made ground reported in the historical borehole records. The nearest archaeological observations at Bloomsbury Place (TQ38SW2895) suggest that deposits survive to c.3m.

7.2.4. If this were the case, deposits may survive down to 16m OD, and thus may survive under the current basement slab level.

7.2.5. The site can be divided into three areas (FIGURE 17):

- ◆ Area 1- Front and Central Area: in this area, survival is expected to be low to moderate. The area is mostly composed of the current basement and will have been significantly disturbed during excavation for the footings of the four storey school building. If any deposits survive, they would be heavily truncated and located under the basement slab.
- ◆ Area 2- Rear Area: The area to the west of the building has not been basemented and the single storey hall is located there. The footings for the hall are likely to be less substantial than those of the four storey frontage and as such, it is likely that there is a higher level of survival of archaeological deposits. The area can be expected to have some disturbance due to the current building footprint.
- ◆ Area 3- Alley Area: This area is comprised of the lightwell for the basement and a concrete alley that runs the length of the site area. The lack

of development in this area suggests that it may have relatively few intrusive foundations.

7.2.6. At present, no accurate OD levels are known for the floor slabs inside the building.

7.3. PROPOSED DEVELOPMENT

7.3.1. The impact of the development will be to retain the current basement area and expand it to cover the full footprint of the building (FIGURE 17) (APPENDIX 1). There will also be demolition and rebuilding of the more modern and unlisted section of the building to the rear.

7.3.2. Further information will be required with regards to piling strategy to assess the impact around the edge of the current building footprint.

7.3.3. The impact on the surviving archaeology within the footprint of the new basement is expected to be high.



Plate 3- West facing shot of basement entrance from Old Gloucester Street

8. Conclusions

- 8.1. A site at 25 Old Gloucester Street is proposed for redevelopment. The nature of the redevelopment is to expand the current basement and demolition and rebuild part of the building for mixed use commercial properties and residences.
- 8.2. The available evidence suggests that the site has a low potential for Prehistoric and Medieval archaeology, a moderate potential for Roman archaeology and a high potential for Post Medieval archaeology. It is likely that all periods would have a low significance of finds, except for the Roman period if human remains are discovered. The site was largely undeveloped until the late 17th century, although it is possible that during the Roman period the site was part of the western cemetery.
- 8.3. The development will have an impact on these potential remains in the area of the basement extension. This document should be updated when piling design is established in order to assess the impact.
- 8.4. This report indicates with a good level of certainty that nationally important remains are extremely unlikely to be found on the study site. The report was also able to build up a good picture of the likely archaeological potential of the site. No further archaeological work is therefore required in order to inform the determination of the planning application.
- 8.5. Further refinement of the archaeological potential of the site could be achieved by examination of geotechnical borehole information or by use of an archaeological test pit. This work, along with any mitigation measures could be secured by means of a planning condition on any consent granted for the site.

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CARTOGRAPHIC AND PICTORIAL

ORDNANCE SURVEY MAP – 1875 SCALE 1:10000 COUNTY SERIES.
ORDNANCE SURVEY MAP – 1896 SCALE 1:10000 NATIONAL GRID.
ORDNANCE SURVEY MAP – 1952 SCALE 1:10000 NATIONAL GRID.
ORDNANCE SURVEY MAP – 1982 SCALE 1:10000 NATIONAL GRID.

FROM LONDON METROPOLITAN ARCHIVES:

MORGAN'S MAP OF THE WHOLE OF LONDON IN 1681-1682 BY WILLIAM MORGAN

A MAP OF THE COUNTY OF SURREY 1746 BY JOHN ROCQUE.

NEW & ACCURATE PLAN OF LONDON AND WESTMINSTER, THE BOROUGH OF SOUTHWARK & PARTS ADJACENT 1787 BY JOHN CARY.

PLAN OF THE CITIES OF LONDON & WESTMINSTER, THE BOROUGH OF SOUTHWARK AND PARTS ADJOINING 1794-1799 BY RICHARD HORWOOD.

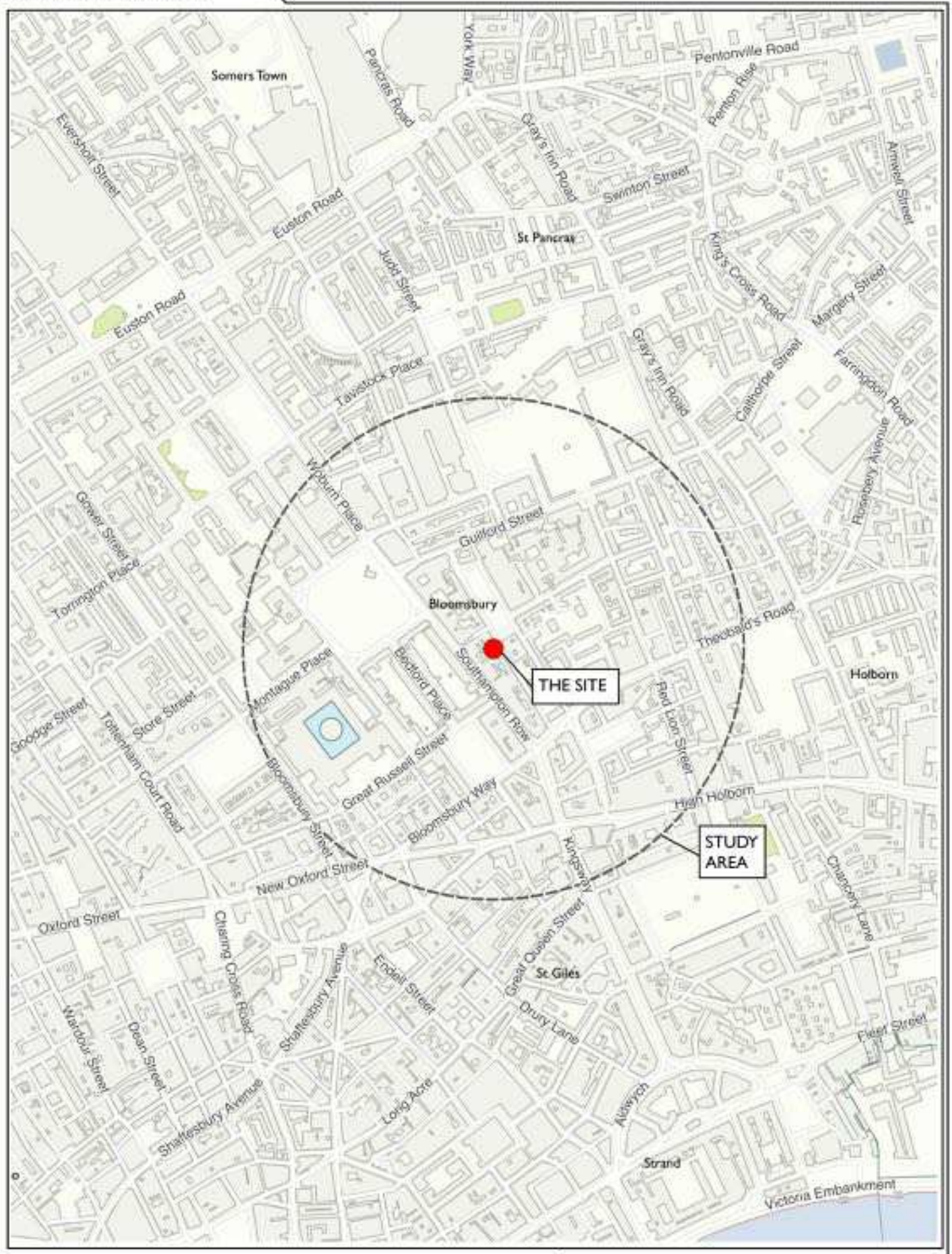
MAP OF LONDON: MADE FROM ACTUAL SURVEY IN THE YEARS 1824, 1825 AND 1826. 1827 BY C.J. GREENWOOD

GLHER

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FIGURES

FIGURE 1 // Site Location - General



0 500 m



PROJECT // 2543L - 25 Old Gloucester Street, WC1N 3AF

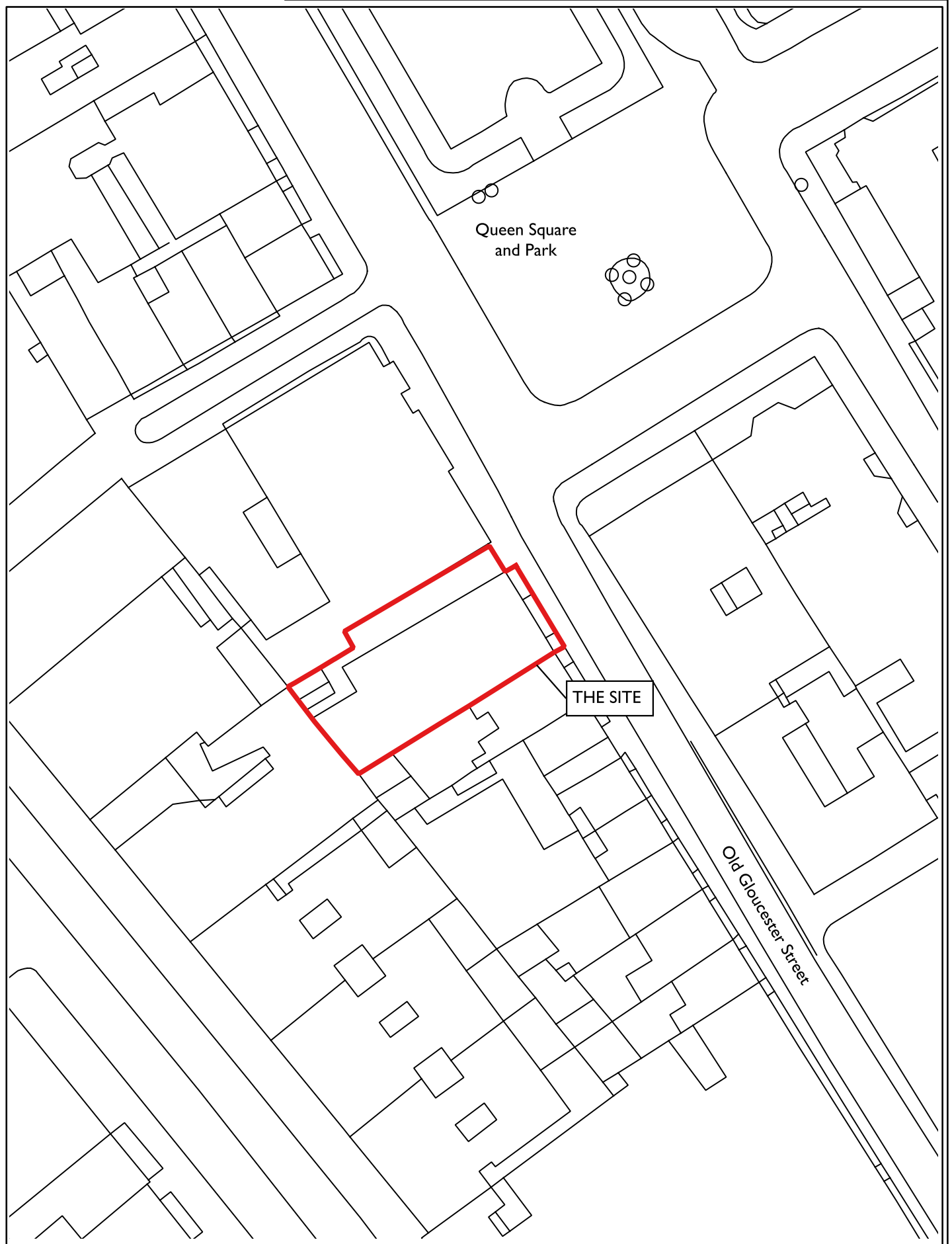
DESCRIPTION // Site Location

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L-P: ARCHAEOLOGY

FIGURE 2 // Site Location - Detail



0 25 m



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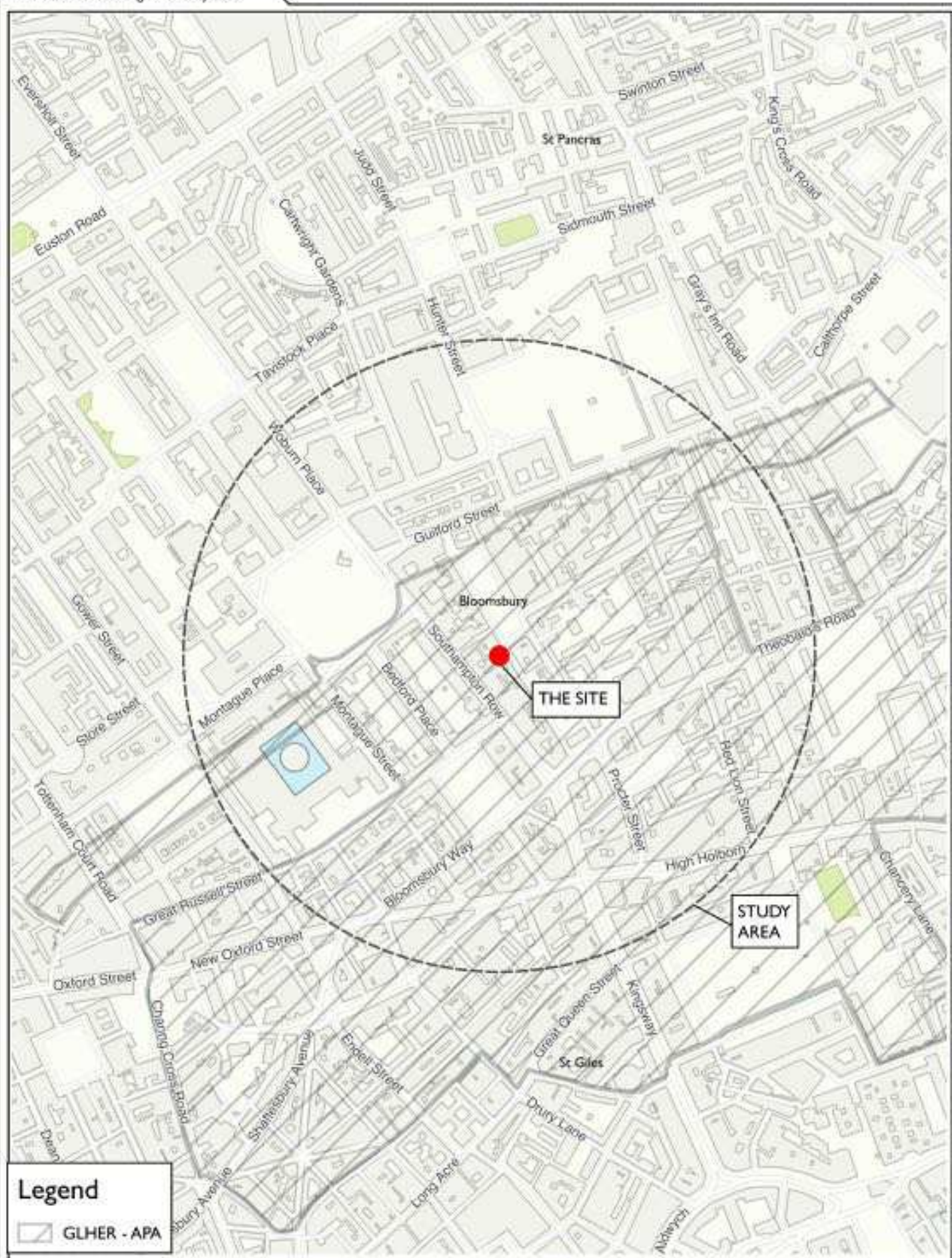
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FIGURE 3 // Archaeological Priority Area



Legend

GLHER - APA

0

500 m



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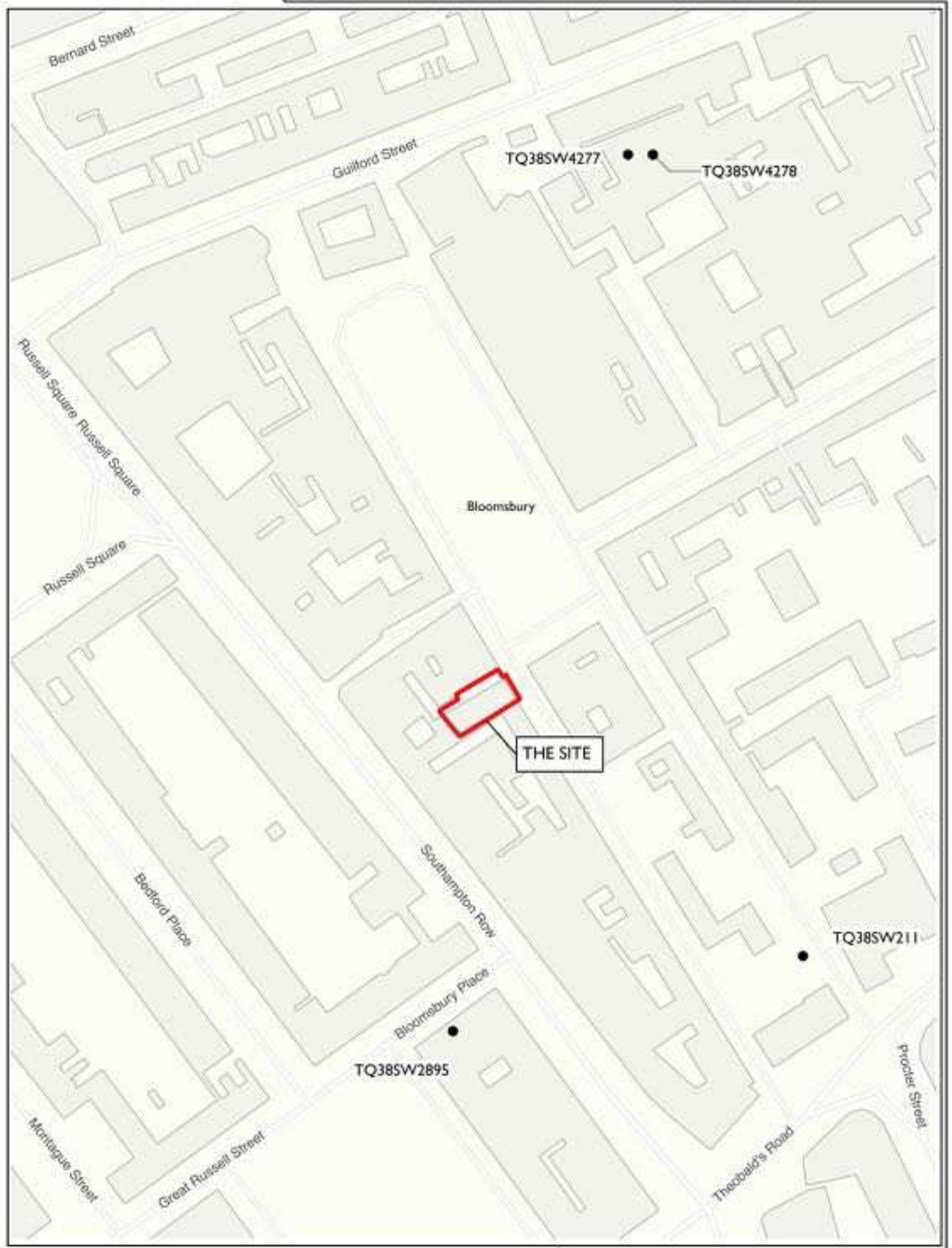
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FIGURE 4 // Boreholes



0 100 m



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DESCRIPTION // Borehole Locations

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FIGURE 5 // GLHER - Prehistoric and Roman

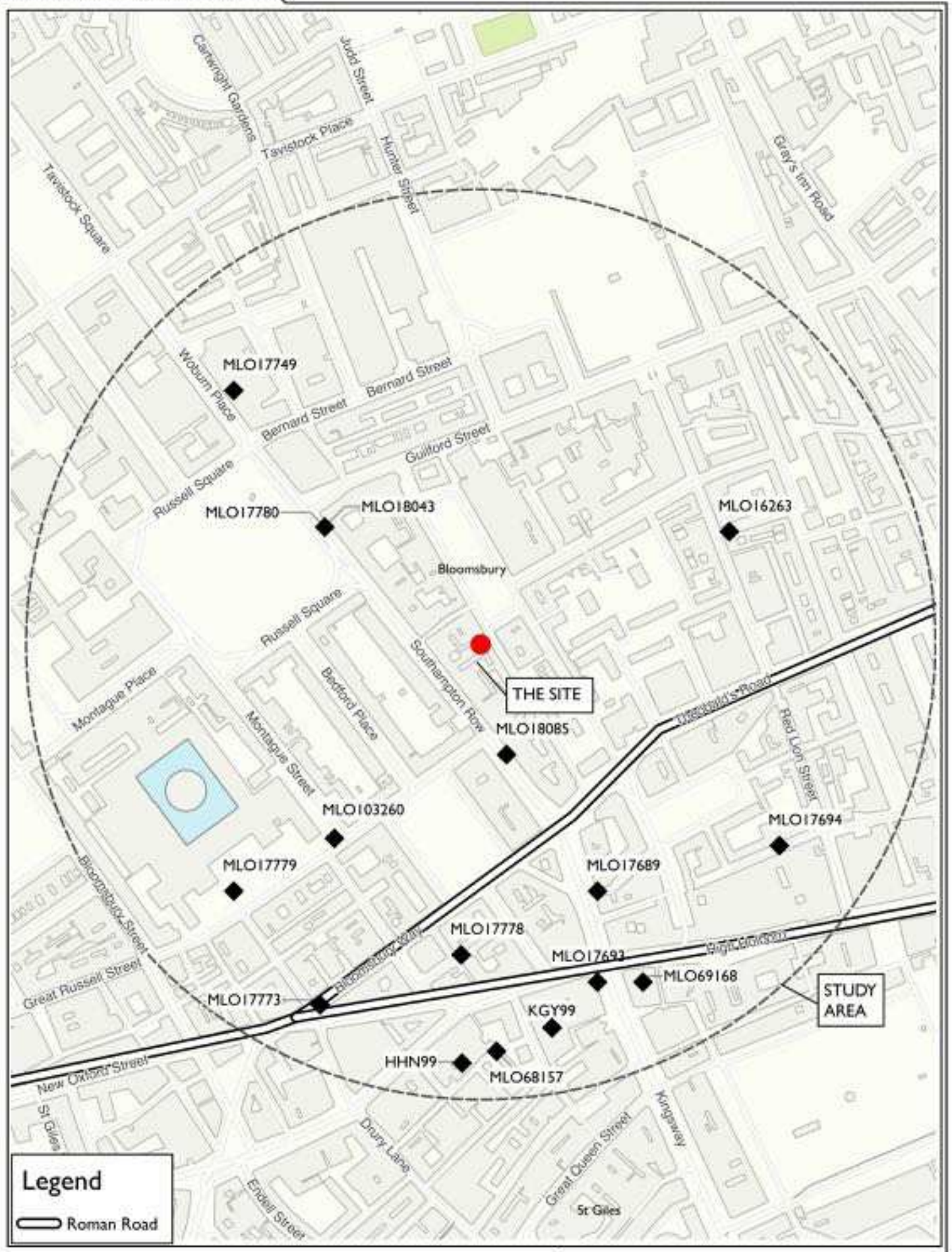
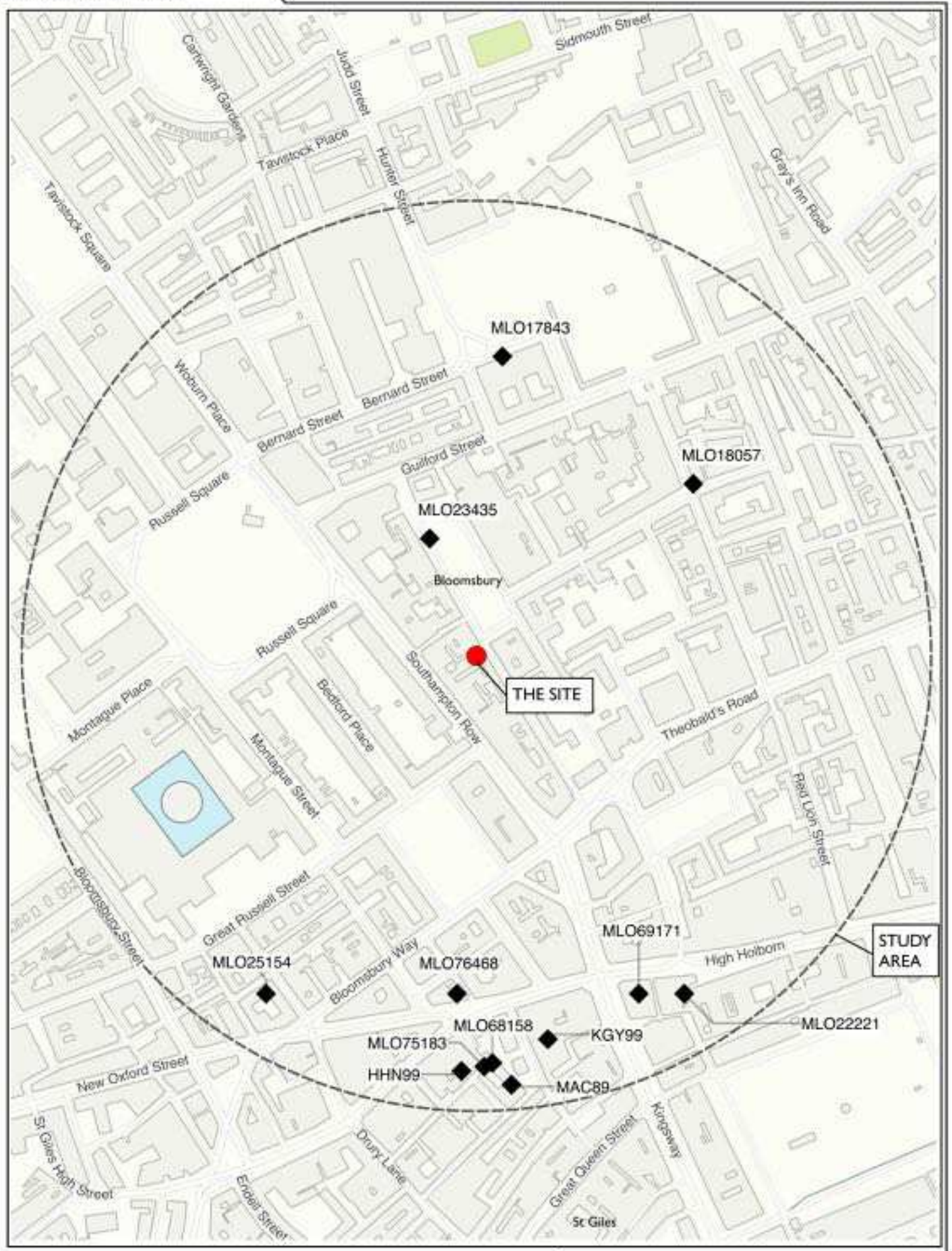


FIGURE 6 // GLHER - Medieval



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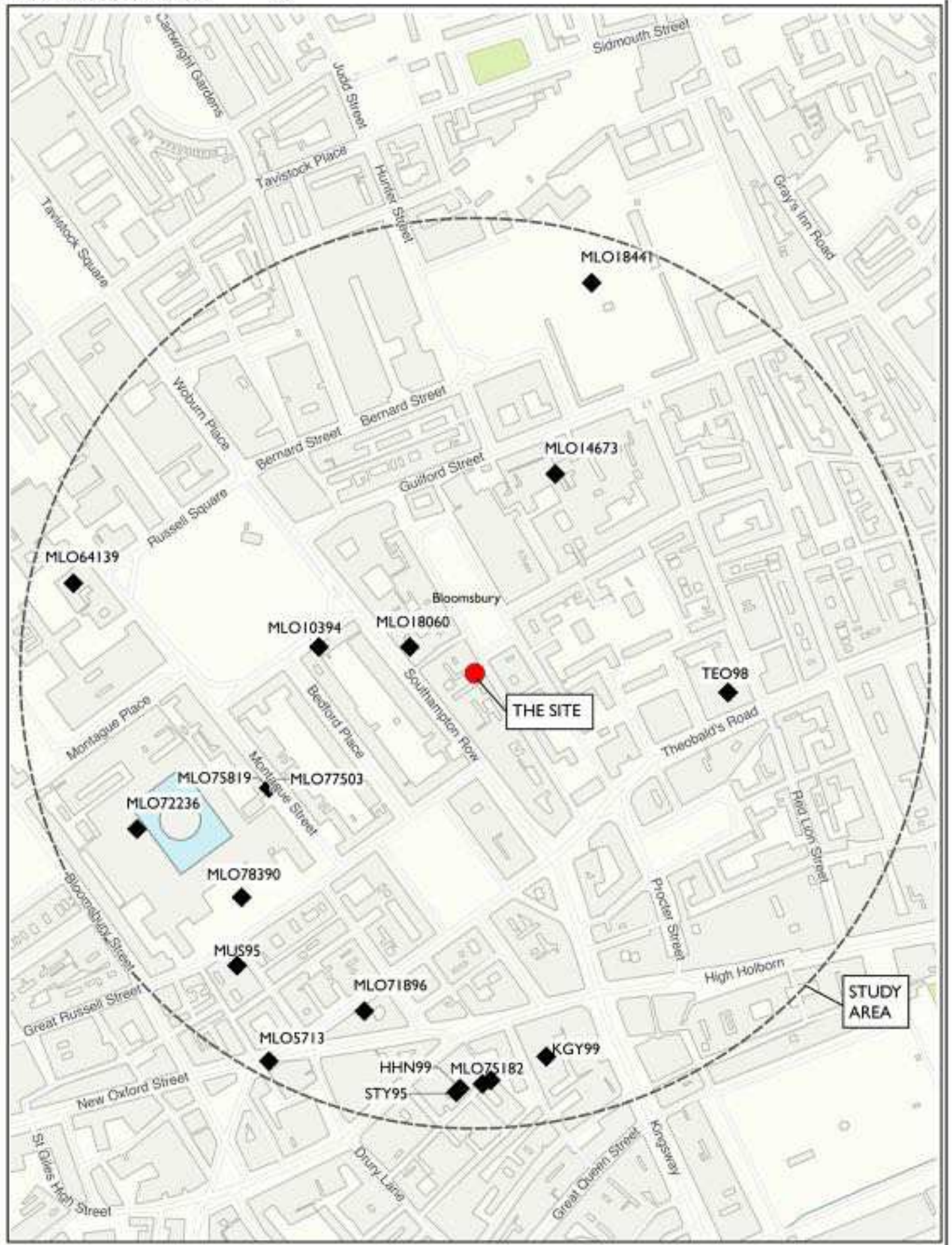
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FIGURE 7 // GLHER - Post Medieval



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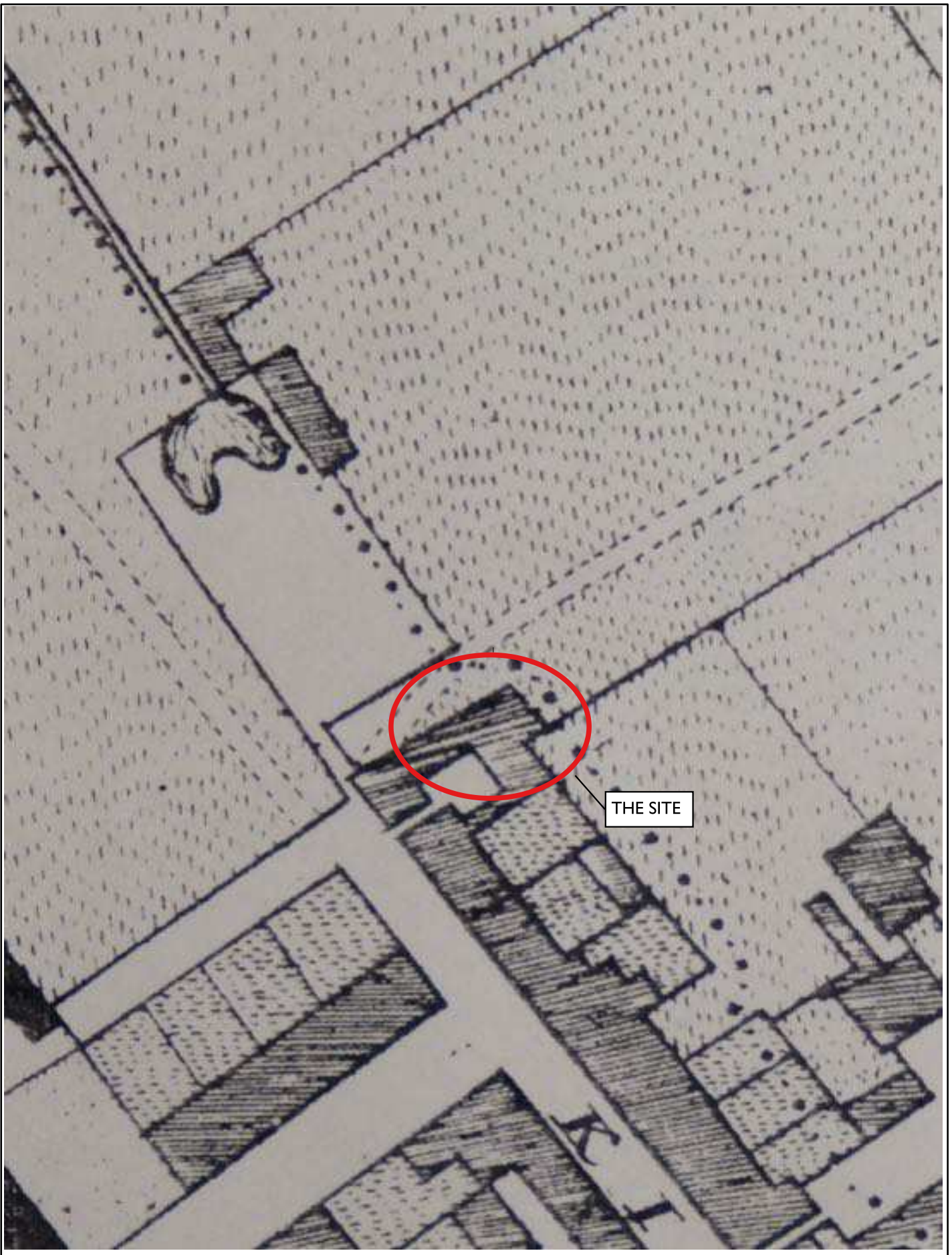
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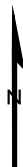
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FIGURE 8 // Morgan's Map 1681



0 100 m



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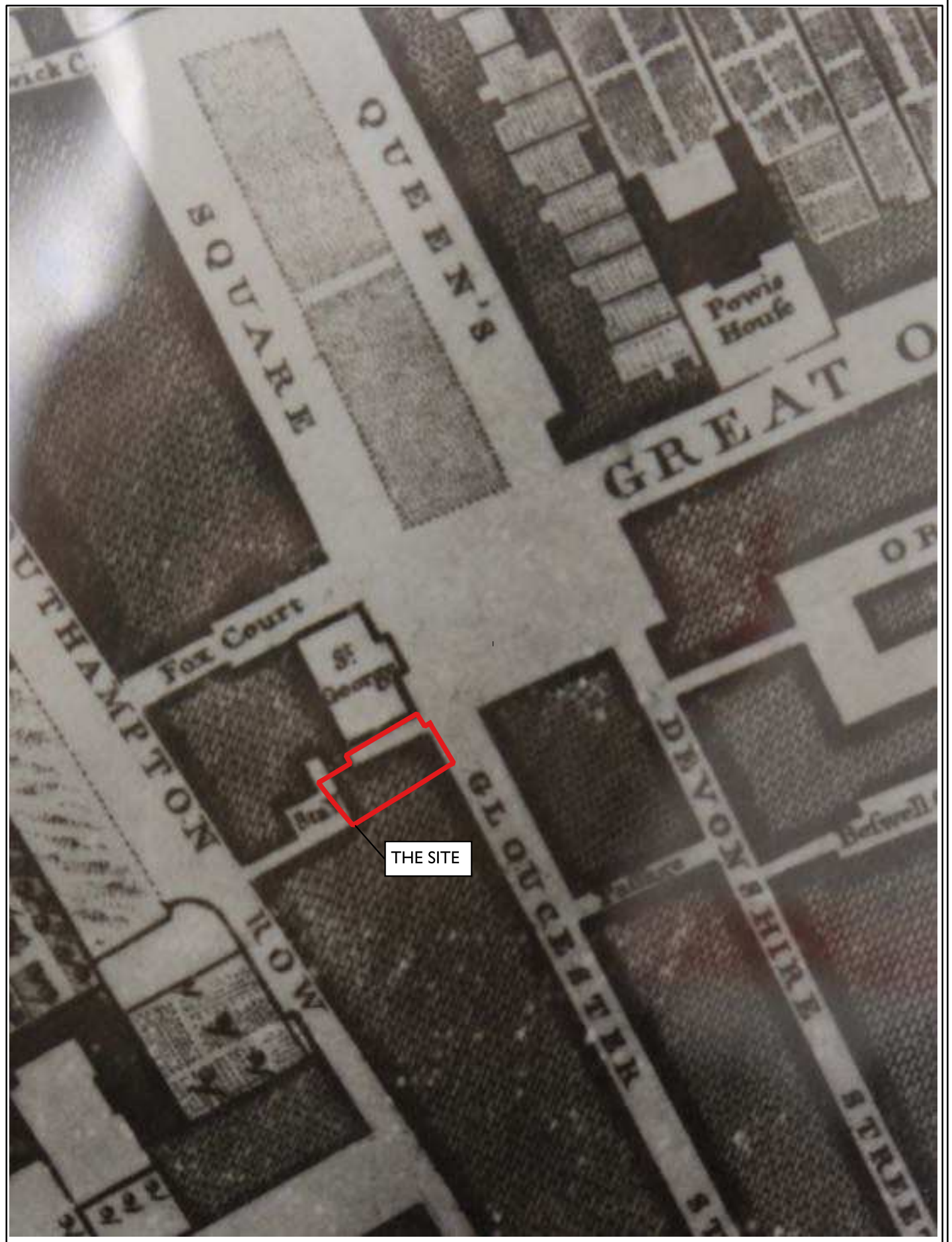
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FIGURE 9 // Rocque's Map 1746



THE SITE

0 50 m



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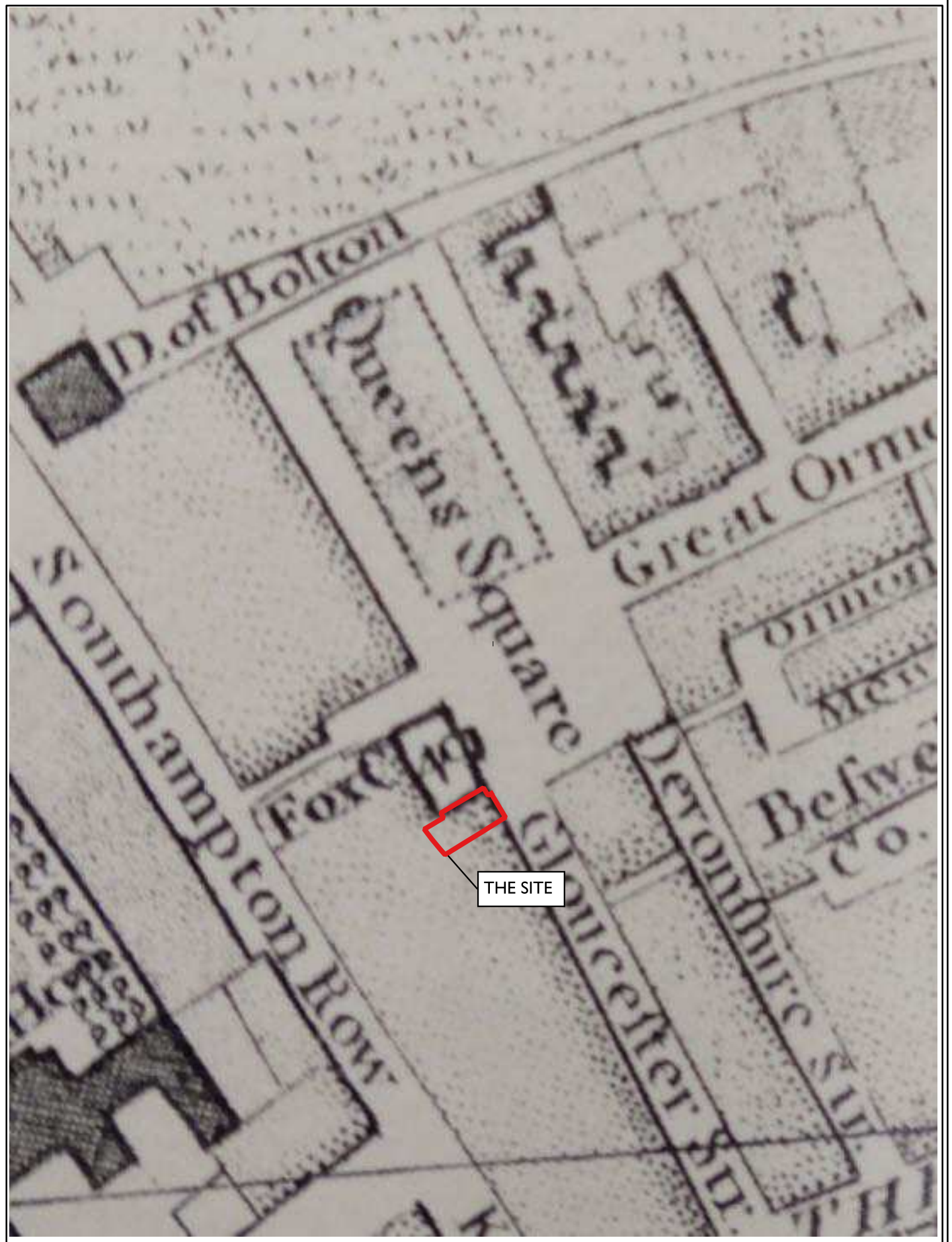
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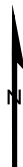
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FIGURE 10 // Cary's Map 1787



0 100 m



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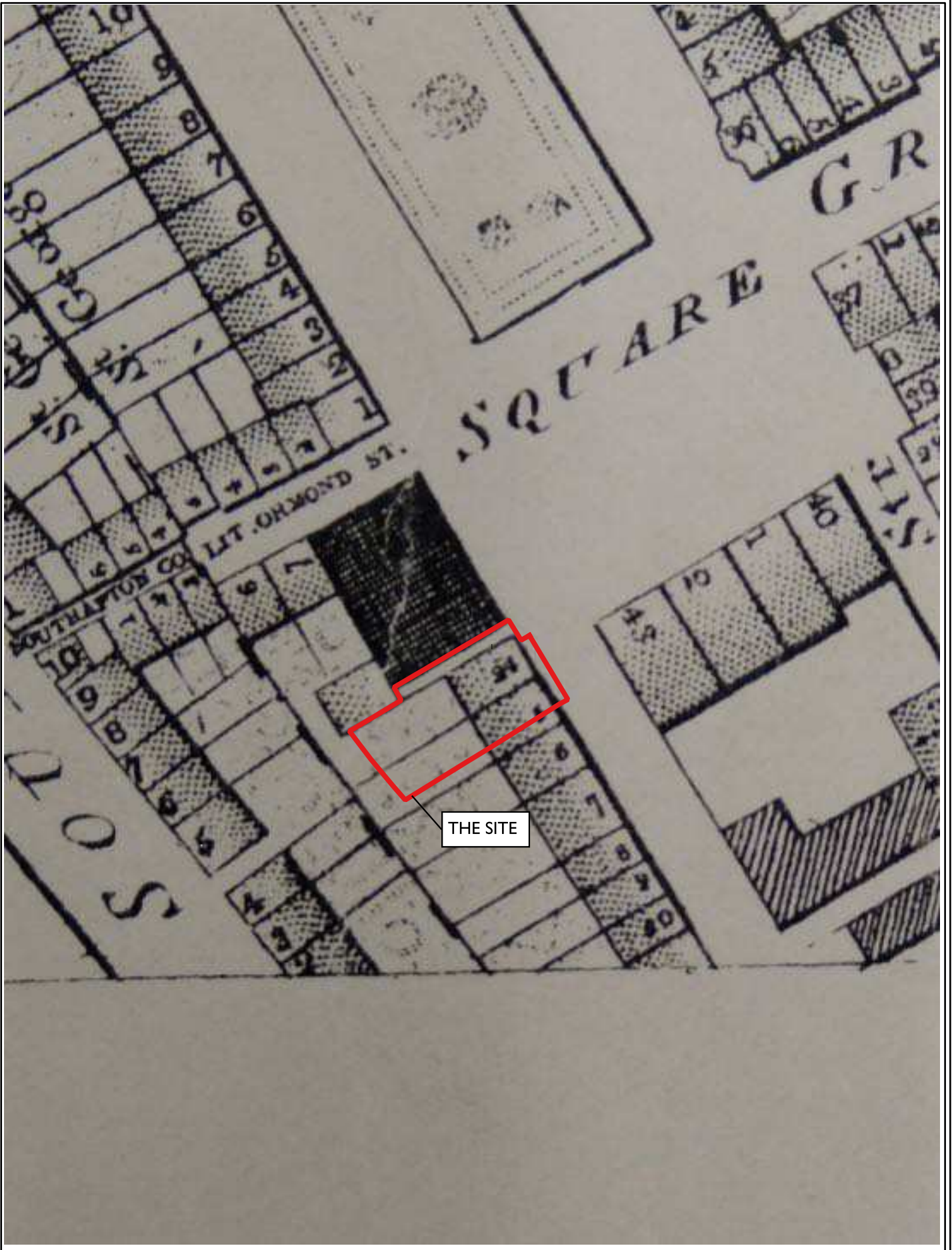
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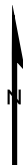
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FIGURE 11 // Horwood's Map 1794



0 50 m



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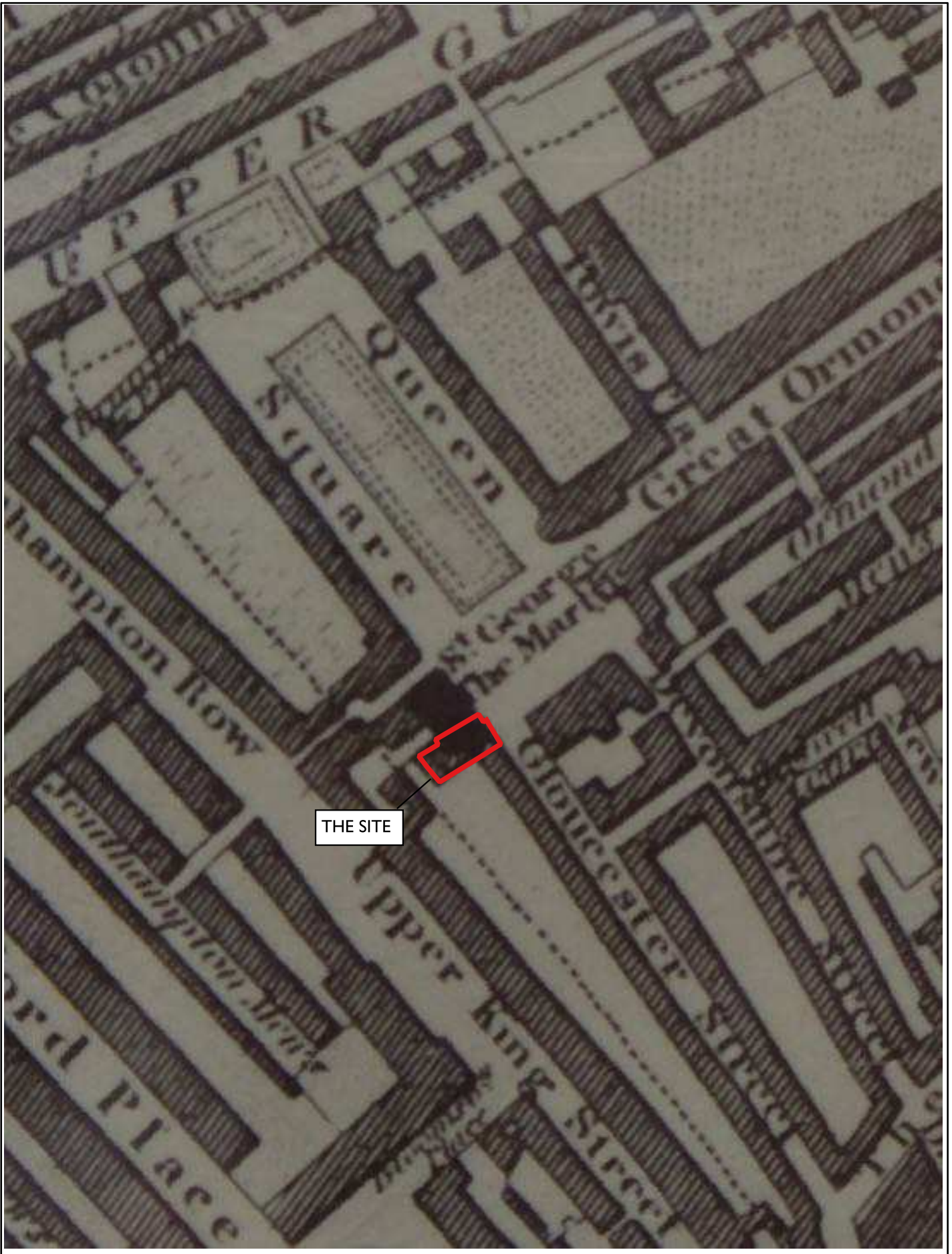
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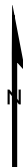
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FIGURE 12 // Greenwood's Map 1827



0 100 m



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DESCRIPTION // Greenwood's Map 1827

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DOC REF: LP2543L-DBA-v1

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FIGURE 13 // First Edition OS 1875



0 100 m



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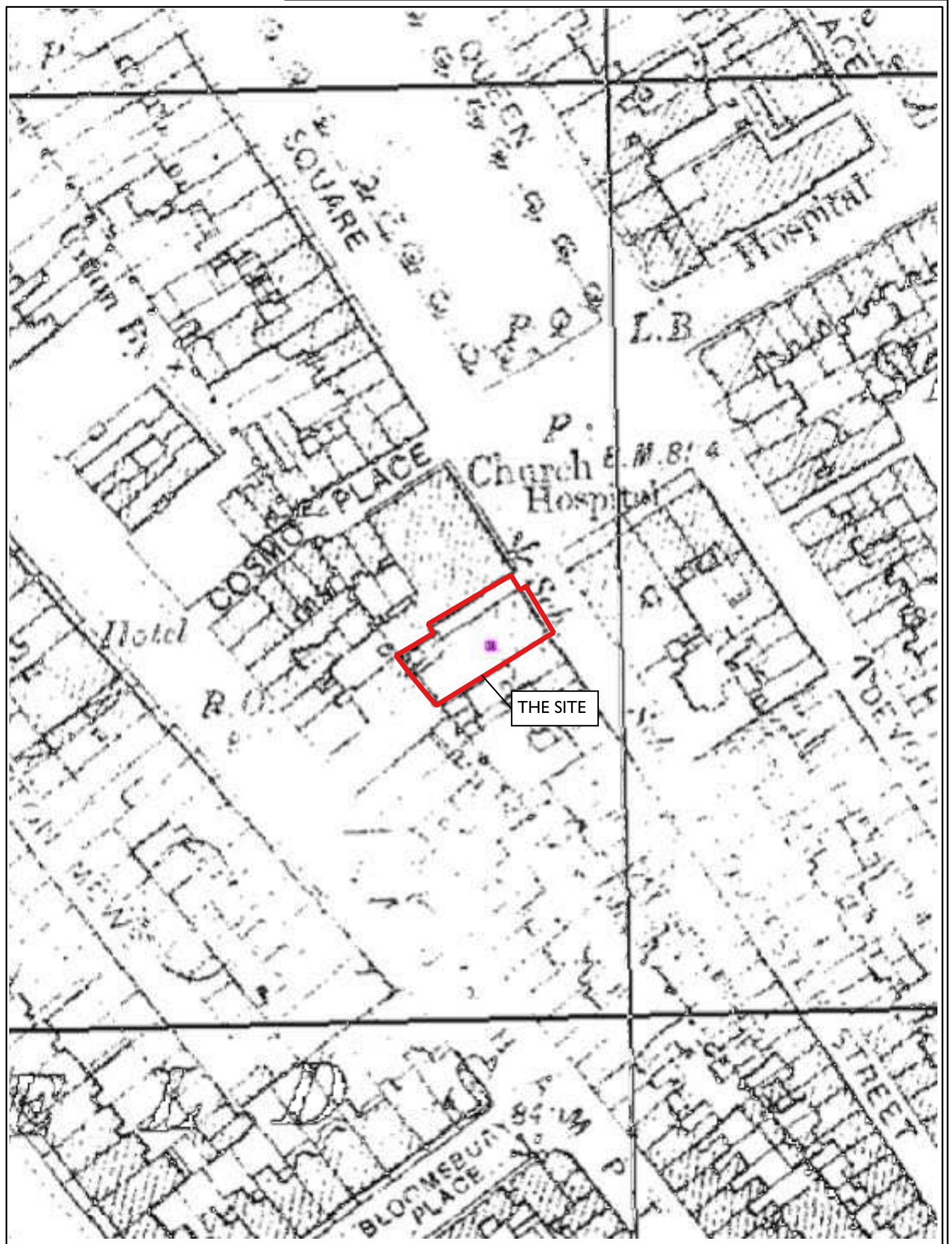
DESCRIPTION // First Edition OS 1875

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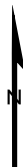
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L-P:ARCHAEOLOGY

FIGURE 14 // OS 1896



0 50 m



PROJECT // 2543L - 25 Old Gloucester Street, WC1N 3AF

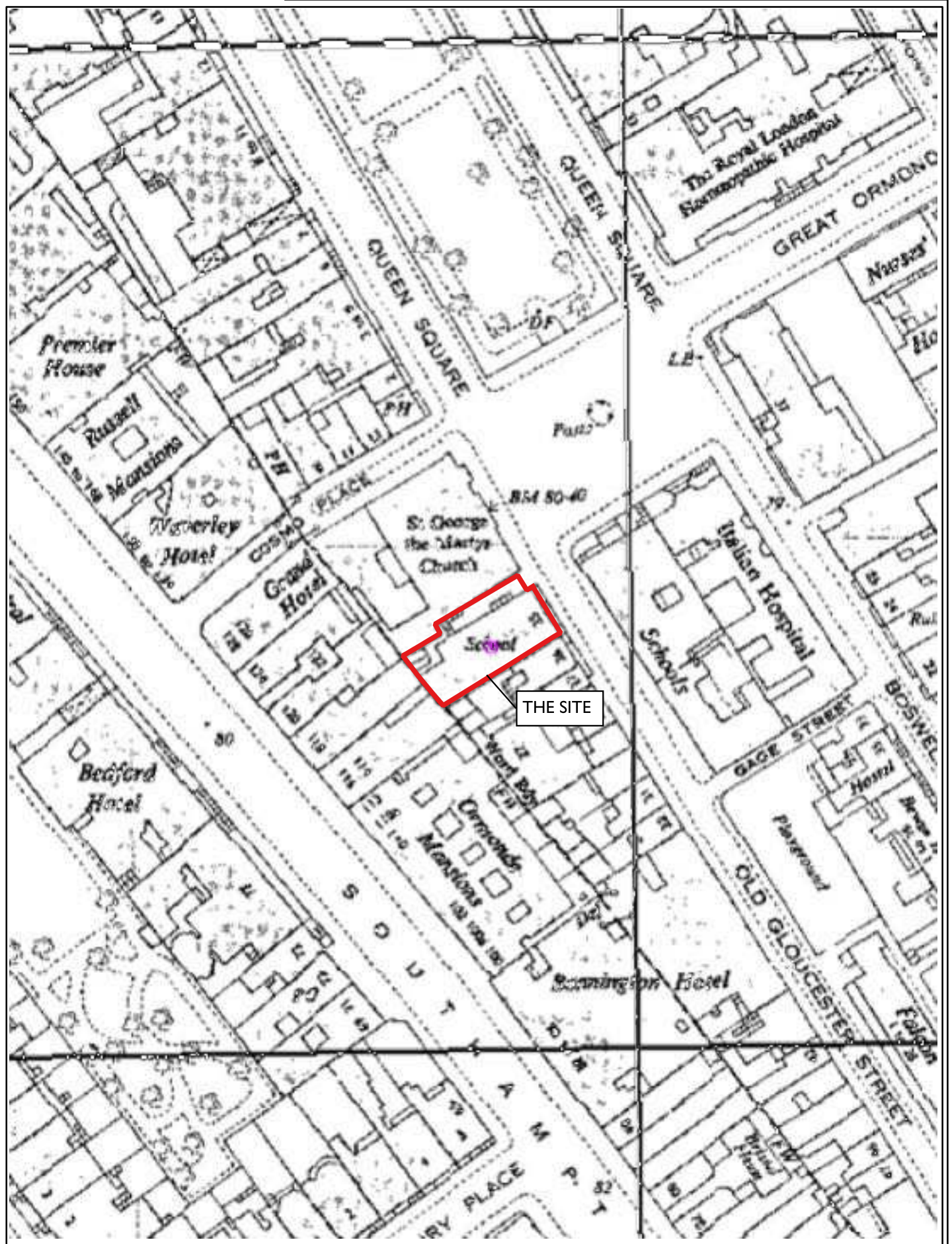
DESCRIPTION // OS 1896

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FIGURE 15 // OS 1952



THE SITE

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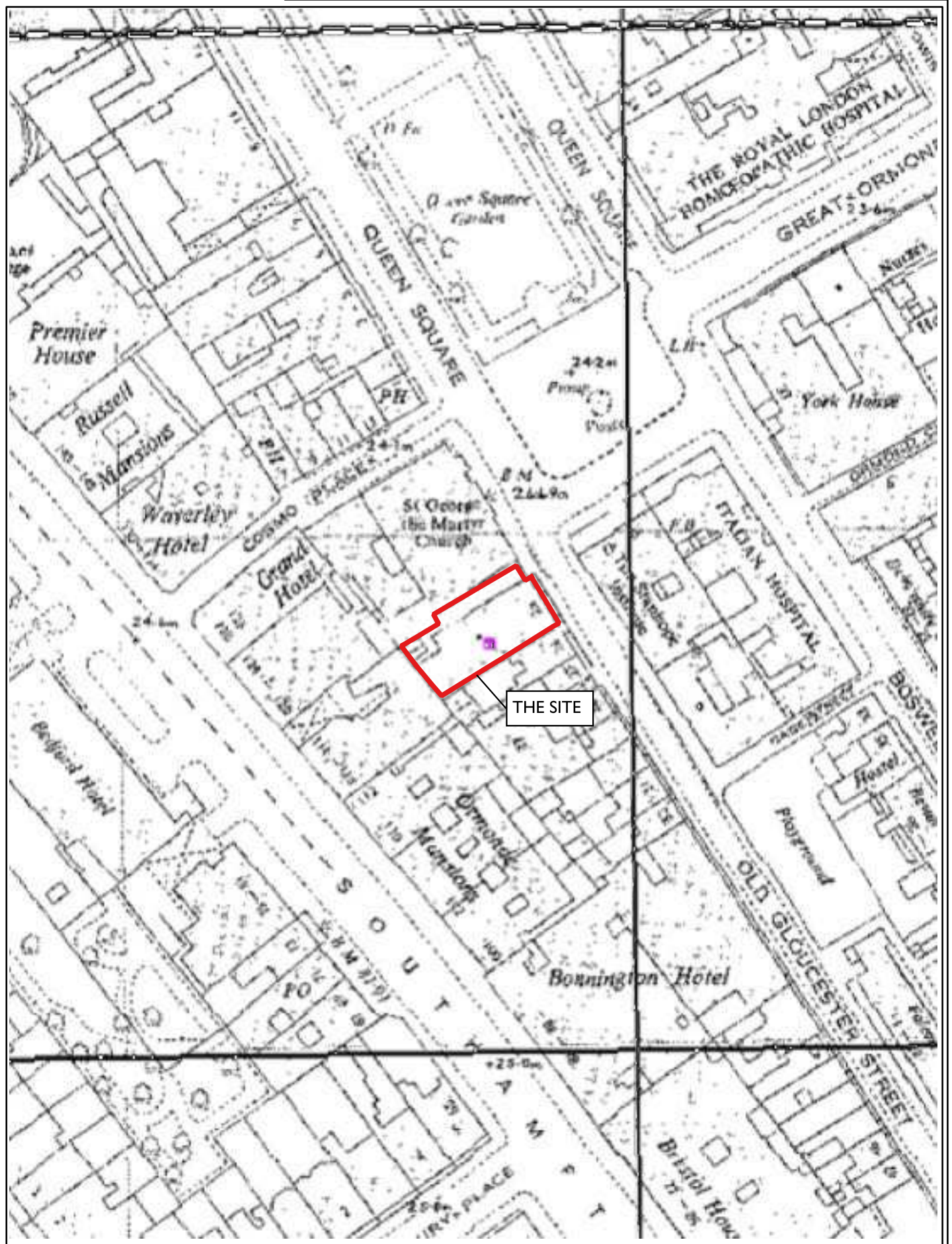
DESCRIPTION // OS 1952

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FIGURE 16 // OS 1982



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DESCRIPTION // OS 1982

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FIGURE 17 // Impact Areas



Legend

- Area 1
- Area 2
- Area 3

0 10 m



PROJECT // 2543L - 25 Old Gloucester Street, WC1N 3AF

DESCRIPTION // Current and Proposed Impacts

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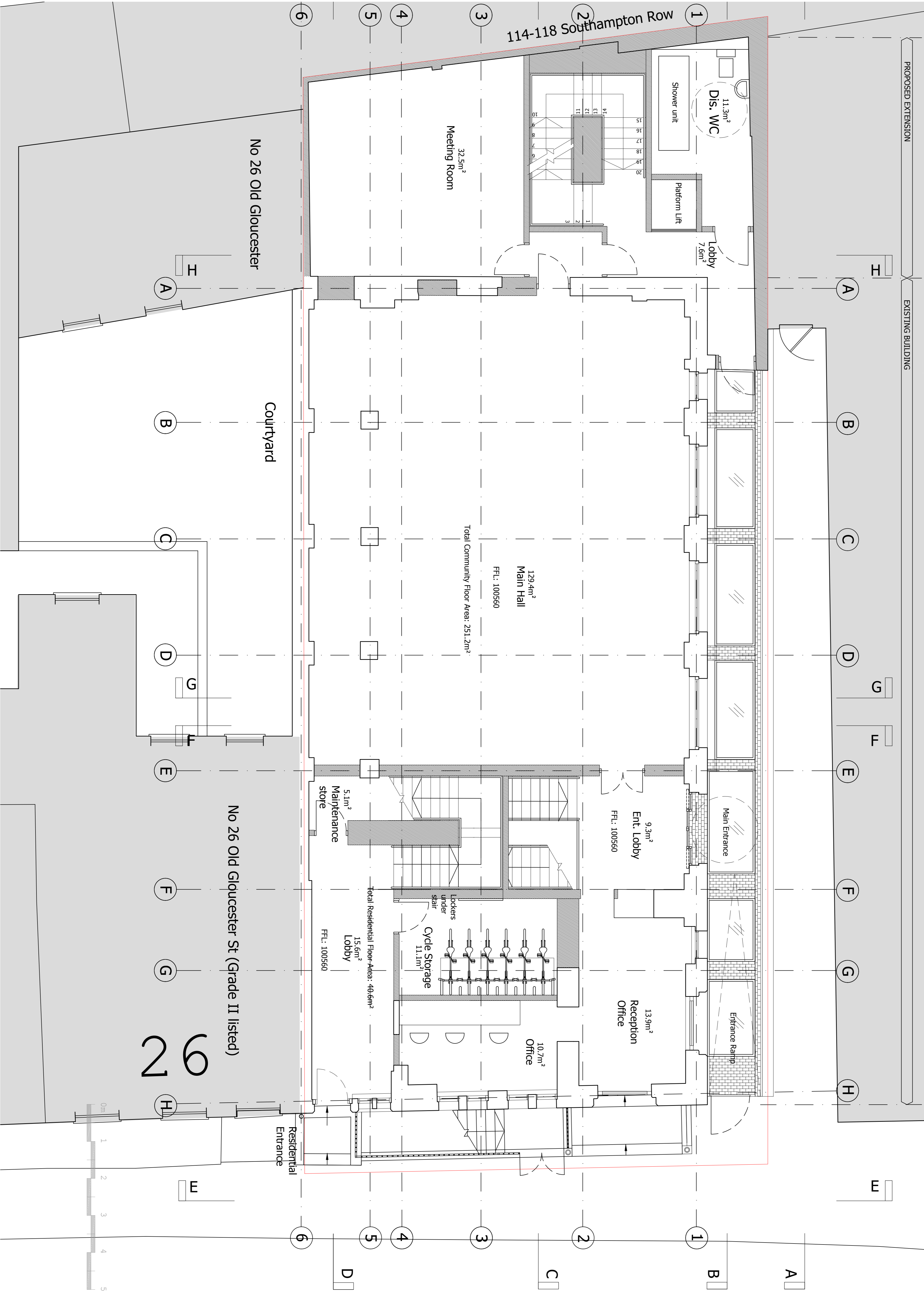
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L-P:ARCHAEOLOGY

DEVELOPMENT PROPOSALS

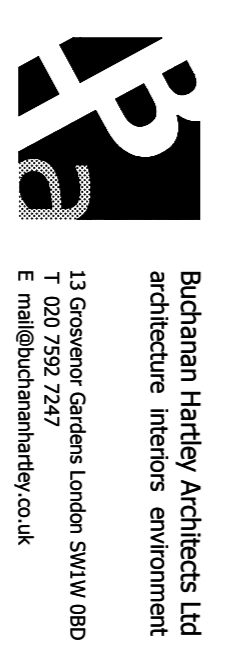
APPENDIX I

St. George The Martyr (Grade II* listed)

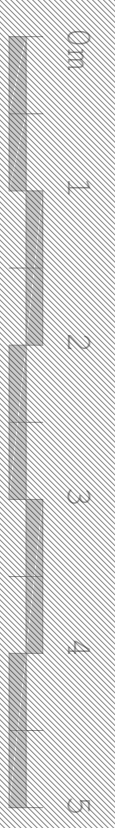
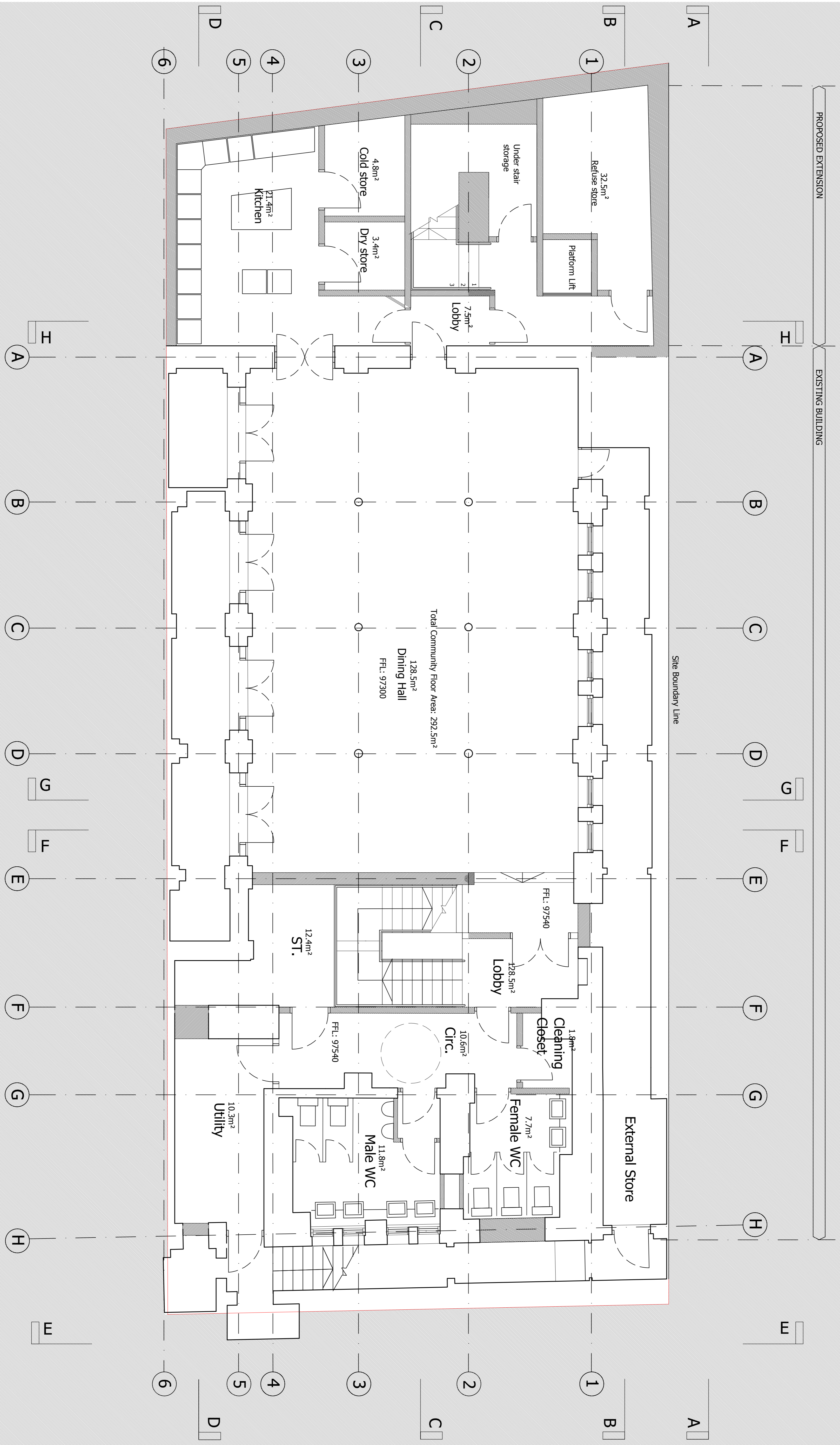
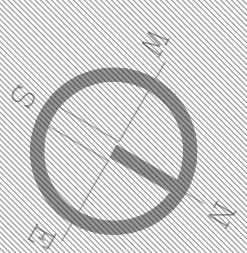


Rev	Description	Date	By
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A	Layout re-design	06.01.17	JB

State: Preliminary



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Title:	Proposed
Scale:	1:50@A1
Date:	06.02.2015
Drawn:	DAW
Checked:	
Project No:	0572
Drawing No:	(--)/L0
REV:	B



Rev	Description	Date	By
B	General revision	08.05.17	JB
A	LAYOUT re-design	06.01.17	JB

Drawn: _____
Checked: _____
DAW



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Client
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Project
25 Old Gloucester Street
WC1N 3AF

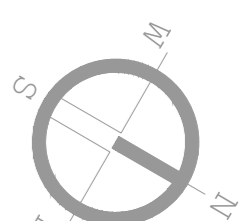
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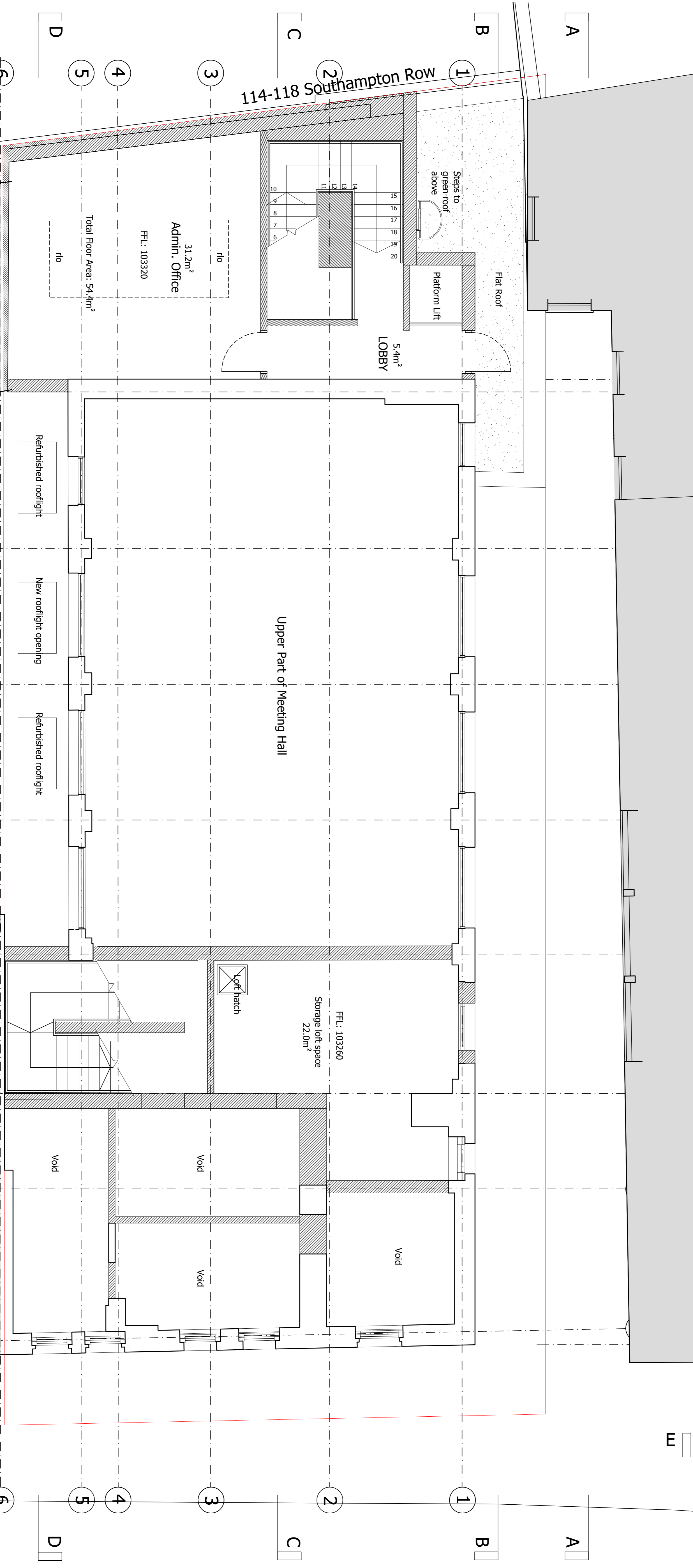
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Drawing No
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St. George The Martyr (Grade II* listed)

1a1e



114-118 Southampton Row

No 26 Old Gloucester

No 26 Old Gloucester St (Grade II listed)

26

Rev	Description	Date	By
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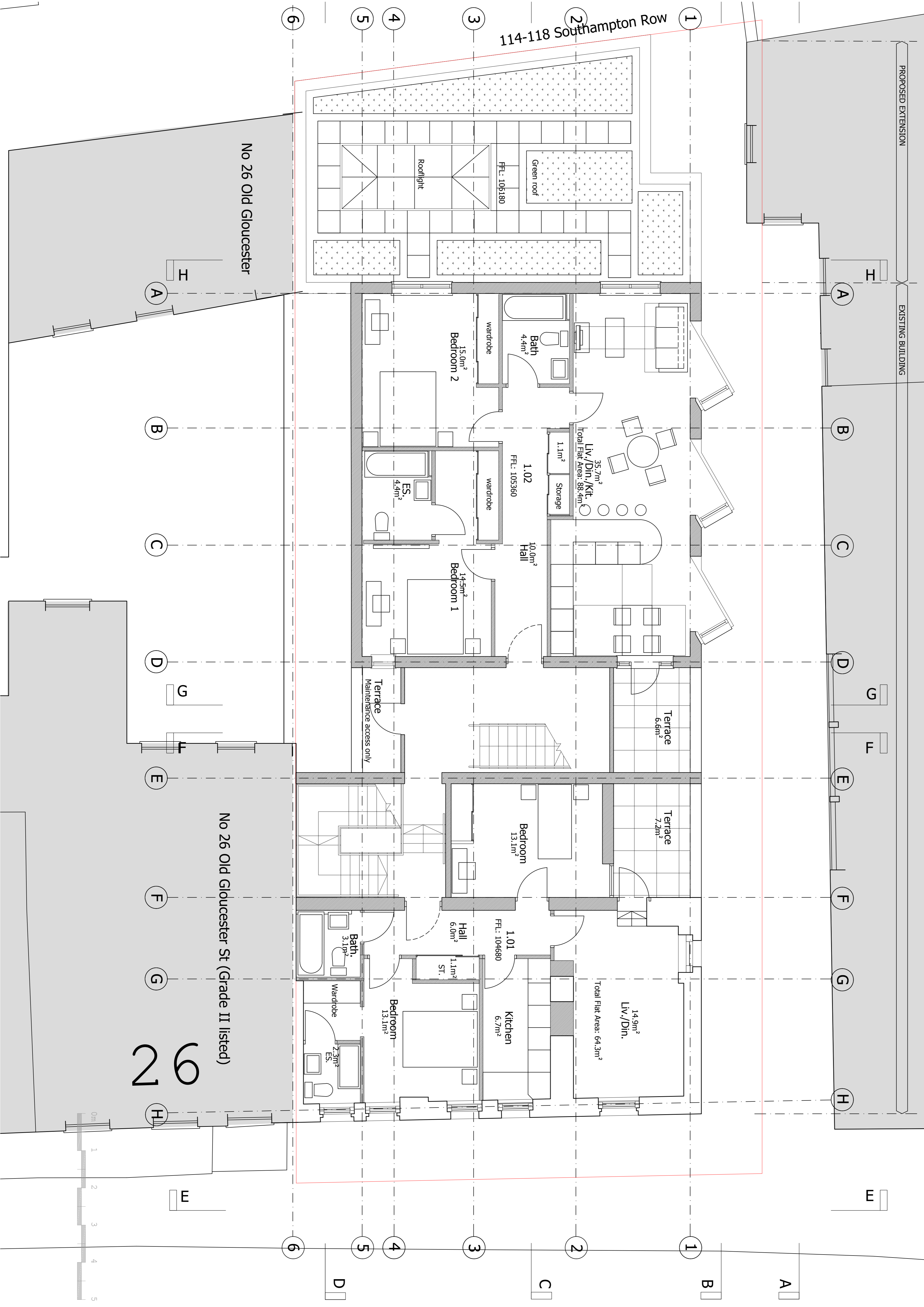
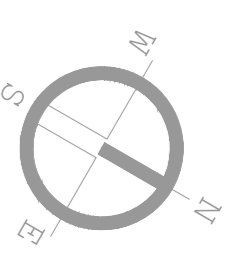


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WC1N 3AF

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St. George The Martyr (Grade II* listed)

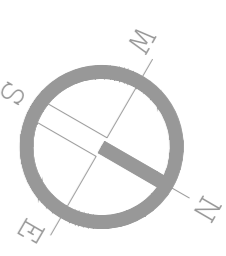


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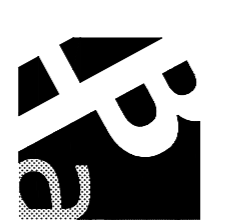
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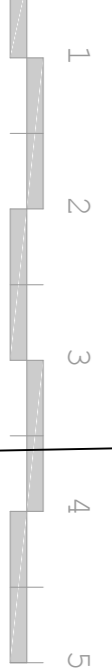
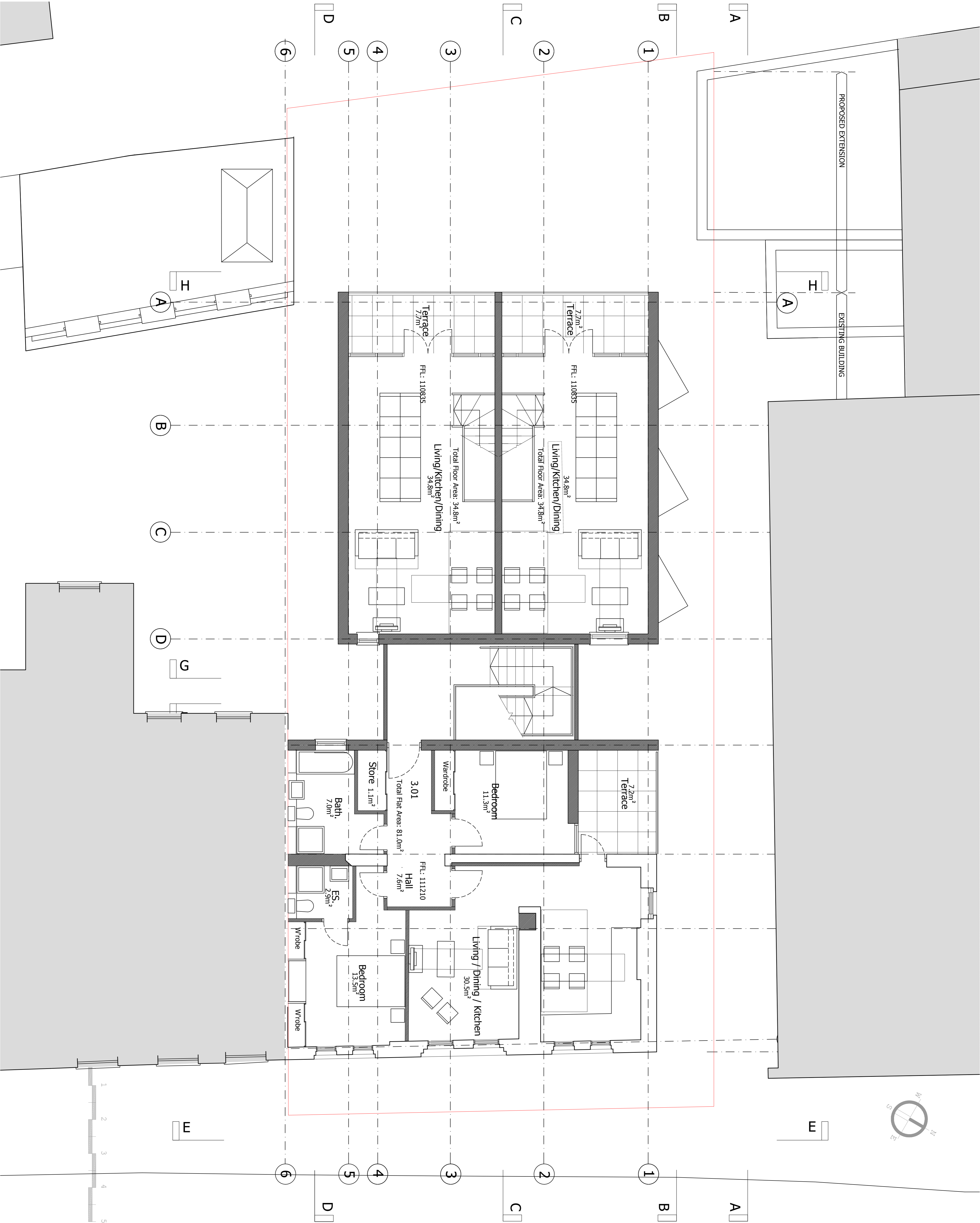
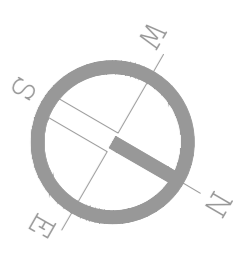
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Project	25 Old Gloucester Street WC1N 3AF
Title	Plan Level 2 Proposed
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Date	09.02.2015
Drawn	DAW
Checked	
Project No	0572
Drawing No	(--)/L2
REV	B



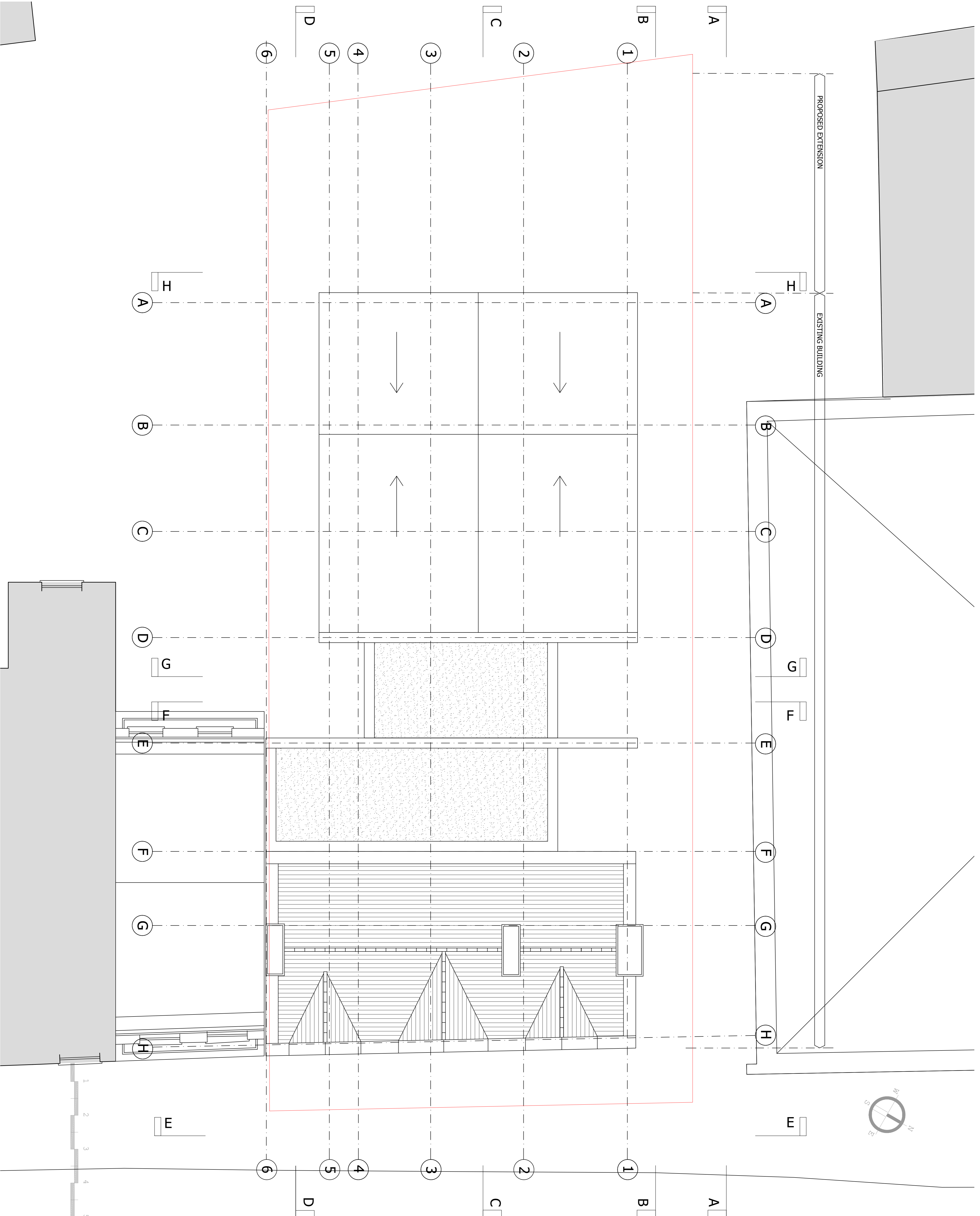
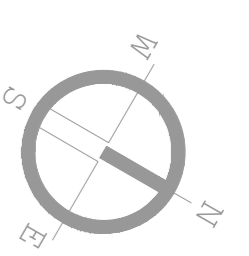
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State: Preliminary



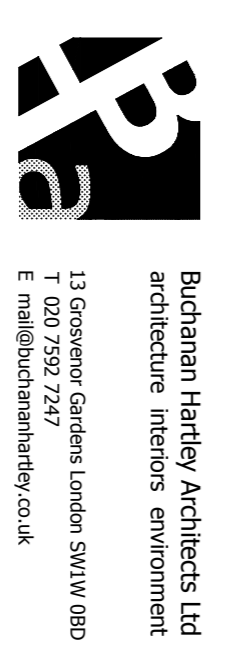
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Drawing No	(--)/L3
REV	B



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Scale:	1:50@A1
Date:	24.04.2017
Drawn:	JB
Checked:	MH
Project No:	0572
Drawing No:	(--)/LR
REV:	--