



# Shaftesbury Theatre London Borough of Camden

Archaeological Desk-Based Assessment



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**Front cover** Shaftesbury Theatre, London

## Summary

Wessex Archaeology was commissioned by GVA on behalf of the Theatre of Comedy Company Ltd to prepare an Archaeological Desk-Based Assessment of land at Shaftesbury Theatre, Shaftesbury Avenue, London Borough of Camden, centred on National Grid Reference 530132, 181352. This study is intended to support a planning application for restoration and refurbishment of the Theatre and an extension to the existing basement.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. This study will make an assessment of below ground archaeological remains only and will not assess the effects to the fabric or setting of built heritage.

The effect of the development proposals on the archaeological resource will be a material consideration in the determination of the planning application. This study has identified no overriding archaeological constraints which are likely to prohibit development.

The site lies within an Archaeological Priority Area and this assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to the Palaeolithic, Anglo-Saxon, Medieval, post-medieval, 19<sup>th</sup> century and modern periods.

Lynch Hill Gravel deposits have been identified within the Site during geotechnical investigations at approximately 20.8m aOD. Lynch Hill Gravels are considered to be significant deposits having the potential to preserve early Palaeolithic archaeology and have been used to characterise developing Neanderthal behaviour in Britain. The proposed development is expected to impact onto the top section of the gravels with the finished level of the basement extension at 20.5m aOD. The proposed development will also include piled foundations to a maximum depth of 25m. Palaeolithic flints have also been recovered from within the study area in similar deposits.

The site was located in the former Anglo-Saxon settlement known as Lundenwic and located in the London Suburb Archaeological Priority Area that was in part designated for the high potential for the recovery of Anglo-Saxon remains. The description for the London Suburb Archaeological Priority Area also states that the main residential area was focused in the central part to the north of the Strand, where the site is located. Investigations within the study area have found a large amount of evidence indicating Anglo-Saxon activity including domestic occupation, quarrying, smithing and farming activities in the form of buried agricultural soils. Anglo-Saxon remains may survive at depth below the existing public footpath at High Holborn and Bloomsbury Street within the site boundary.

The village of St Giles grew up around a Leper hospital established in the 12<sup>th</sup> century with the site located approximately 200m to the southwest of the hospital compound. Through the successive centuries St Giles grew into a suburb of the City of London with the Holborn area considered the legal quarter of London. Henry VII is documented to have commissioned the cobbling of High Holborn indicating it was an important thoroughfare. The location of the site on High Holborn would suggest it was likely utilised during the medieval period for some purpose; either as agricultural land or for residential/industrial use.

Historic mapping from the post-medieval period shows that from at least 1658 the site has been occupied by buildings. Over the course of post-medieval period the site was redeveloped on at least two separate occasions. High Holborn Road is also shown to have expanded. Investigations completed within the study area have shown that there is a high potential for the preservation of post-medieval building remains in the study area beneath the modern buildings.





A moderate potential has been identified for the Romano-British period. New Oxford Street located to the north of the site is thought to have been established during the Romano-British period as part of the road network leading from the Roman city of *Londinium*. A Roman cist burial was recorded to the northwest of the site which is thought to be part of a larger cemetery. Use of the site during the period is possible due its close proximity to the Roman road.

A low potential has been identified for the Mesolithic to Iron Age period. The only evidence for activity for these periods within the study comprise a possible wooden platform or fish trap found to the south of the site. Evidence recovered in the surrounding area appears to suggest habitation occurred at the Strand to the south of the site as a result of its access to fresh water and fish stocks.

Due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the archaeological advisor for Camden Borough Council.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

## **Acknowledgements**

This project was commissioned by GVA on behalf of Theatre of Comedy Company Ltd, and Wessex Archaeology is grateful to Mark Anderson and Marcus Watts in this regard. Wessex Archaeology would also like to thank the Greater London Historic Environment Record for supplying the Historic Environment Record data.



# Shaftesbury Theatre London Borough of Camden

## Archaeological Desk-Based Assessment

### 1 INTRODUCTION

#### 1.1 Project background

1.1.1 Wessex Archaeology was commissioned by GVA on behalf of Theatre of Comedy Company (the Client), to prepare an Archaeological Desk-Based Assessment of land at Shaftesbury Theatre, 210 Shaftesbury Avenue, London Borough of Camden (hereafter 'the Site', **Fig. 1**), centred on National Grid Reference (NGR) 530132, 181352.

1.1.2 This study will support a planning application for a proposed restoration and refurbishment of the Theatre and an extension to the existing basement. This study will consider the effects to below ground archaeological remains only and will not make an assessment of the effects to the fabric or setting of built heritage.

#### 1.2 The Site

1.2.1 The Site comprises an irregular parcel of land of approximately 850 square meters located in the London Borough of Camden, some 320m to the west of Tottenham Court Road Underground Station, 425m to the southwest of Holborn Underground Station and 230m to the south of The British Museum.

1.2.2 The Site is occupied by Shaftesbury Theatre, a three-storey building with basement that dating to 1911. The Site is bound to the north by Sovereign House which comprises of mixed commercial and retail units, to the east by Grape Street, to the south by High Holborn and to the west by Shaftesbury Avenue.

1.2.3 The topography of the Site is generally level with a very minor slope southward towards High Holborn Road with elevations recorded at 20.80m aOD on the western elevation, to 18.20m aOD to the east. Local topography continuous to slope southwards towards the River Thames.

1.2.4 The underlying bedrock geology throughout the Site has been identified through geotechnical investigations (RSK 2017). These investigations have confirmed the presence of the London Clay Formation in the eastern section of the Site which overlies the Lambeth Group (ST Consult 2013). Investigations on the southern and western areas of the Site have confirmed the presence of deposits of Lynch Hill Gravel Member overlying the London Clay Formation (ST Consult 2018).

#### 1.3 Development proposals

1.3.1 Finalised development proposals were unavailable at the time of writing. However, the draft masterplan indicates that the Proposed Development will comprise the refurbishment and extension to Shaftesbury Theatre. Aspects of the Proposed Development that will involve below ground excavation include the development of a new basement area and piling for the new basement area. The proposed new basement will be located on two sides of building (**Plates 3-6**), replacing an existing set of smaller under-pavement vaults. The basement will be formed by 10m deep contiguous piled walls, with CFA piled



foundations to a depth of 25m, and ground excavation to a depth of approximately 3.6m. The basement extension will extend approximately 7m from the external face of the existing building on Bloomsbury Street (**Plates 5-6**) and 3.2m from the external face of the existing building on High Holborn Road (**Plates 3-4**).

## **1.4 Scope of document**

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

*'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.'*

1.4.3 NPPF Annex 2 defines a Heritage Asset 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

## **1.5 Aims**

1.5.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the potential impact of development or other land changes on the significance of the heritage assets; and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

## **2.2 Designated heritage assets**

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'*

2.2.2 Designation can be defined as:

*'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).*

2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

## **2.3 National Planning Policy Framework**

2.3.1 National Planning Policy Framework Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.2 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.3 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*
- *requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3.4 A selection of excerpts from NPPF Section 12: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.5 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled Conserving and enhancing the historic environment (ID: 18a), which expands upon NPPF Section 12.

## **2.4 Local planning policy**

2.4.1 The Site is situated within the administrative boundaries Camden Borough Council which adopted the *Camden Local Plan* on the 3<sup>rd</sup> July 2017.

2.4.2 The Core Strategy forms the basis of the development plan for the district and sets targets for the provision of new housing and employment for a period up to 2031, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features.

2.4.3 Strategic Planning in London is also informed by the Mayor of London's *Local Plan*. The London Plan was adopted in January 2017. Local Borough Plans have been produced in conjunction with the London Plan, which is legally part of the development plan that is taken into account during planning decisions.

2.4.4 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

## **3 METHODOLOGY**

### **3.1 Introduction**

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2017).

### **3.2 Study Area**

3.2.1 A Study Area was established within a 250m radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

### **3.3 Sources**

3.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. These comprised:

- *The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*

- *The Greater London Historic Environment Record (GLHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;*
- *Relevant national, regional and thematic Research Frameworks (MOLA 2002);*
- *National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Dorset History Centre; and*
- *Relevant primary and secondary sources held at the Metropolitan Archive and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.*

3.3.2 Sources consulted during the preparation of this assessment are listed in **Section 8**.

### **3.4 Site visit**

3.4.1 The Site was visited on the 27<sup>th</sup> March 2018. Weather conditions were dry but overcast. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

### **3.5 Assessment criteria – Significance**

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 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.'*

3.5.2 The assessment of the significance of heritage assets was informed by:

- *The National Planning Policy Framework and Planning Practice Guidance;*
- *Scheduled Monuments & nationally important but non-scheduled monuments (Department for Culture, Media and Sport (DCMS) October 2013);*
- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008);*
- *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015a);*
- *Relevant national, regional and thematic Research Frameworks (MOLA 2002); and*

- 3.5.3 The relative significance of heritage assets was determined in general accordance with the schema laid out in Table 1.

**Table 1** Generic schema for classifying the significance of heritage assets

Significance	Categories
<b>Very High</b>	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives
<b>High</b>	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
<b>Moderate</b>	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
<b>Low</b>	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups
<b>Negligible</b>	Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest
<b>Unknown</b>	The importance of the asset has not been ascertained from available evidence

### 3.6 Assumptions and limitations

- 3.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.6.2 The records held by the GLHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

### 3.7 Copyright

- 3.7.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

## 4 BASELINE RESOURCE

### 4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report (**Section 8**). The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.
- 4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3**. The HER entries are assigned a unique number within the text and given a **WA** prefix for ease of reference.

### 4.2 Previous studies

#### *Site*

- 4.2.1 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment.

#### *Study Area*

- 4.2.2 The GLHER contains entries pertaining to a large number of archaeological investigations that have occurred within the Study Area. These have provided a thorough understanding of the historic development of the Site and surrounding area.
- 4.2.3 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.
- 4.2.4 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 1**.

### 4.3 Archaeological Priority Area

- 4.3.1 The Site is located in the Archaeological Priority Area (APA) 'London Suburbs'. The area had been designated as an APA for six reasons:
- *Roman occupation and cemeteries along the roads with Bloomsbury Way and New Oxford Street known Roman roads;*
  - *The Saxon settlement of Lundenwic;*
  - *The precinct of the Hospital of St Giles;*
  - *The medieval suburb of Holborn;*
  - *The Civil War forts and lines of communication; and*
  - *Suburban growth of London in the 17<sup>th</sup> and 18<sup>th</sup> centuries.*
- 4.3.2 The southern section of the Study Area is located within the APA 'Lundenwic and the Strand'. The APA covers part of the Anglo-Saxon international trading centre known as Lundenwic and the medieval and post-medieval grand and religious houses between the City of London and Westminster. This APA lies within the City of Westminster which has updated into the new tier system whereby each APA is classified based on the



significance of the expected remains, Tier 1 being of highest significance and Tier 4 being of lowest significance. The *Lundenwic and the Strand* APA is a Tier 1 APA meaning remains within the APA are considered to be of national or international significance where heritage assets could be judged equivalent to a Scheduled Monument.

4.3.3 Camden Borough Council has not yet introduced the tier system so the APA that the Site lies within has not been classified in this way.

4.3.4 Archaeological Priority Areas are shown on **Figure 1**.

#### **4.4 Archaeological and historical context**

4.4.1 The following section is a summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.4.2 Records obtained from the NHLE, GLHER and other sources are listed in **Appendix 3** and illustrated in **Figure 1**.

##### *Prehistoric (970,000 BC–700 BC)*

4.4.3 The archaeological record for the prehistoric period within London varies. For the lower Palaeolithic period, the London region is considered to be one of the most important in Europe with one of the best understood river sequences for the period (MOLA 2002:19), whereas for the Upper Palaeolithic period London is barely represented except for a small number of in-situ sites.

4.4.4 Geotechnical investigations within the Site have found deposits of Lynch Hill Gravels near to the proposed location for the basement extension. The Lynch Hill Gravels have the potential to preserve early Middle Palaeolithic archaeology, and in some cases environmental evidence. These gravels are part of the River Thames terrace sequence and were aggraded during MIS 8 (between 300 and 243 kya) and have produced archaeology and environmental evidence associated with the first Neanderthals in Britain (Scott 2006:17). These gravels are regarded as high significance as they are usually associated with minimally disturbed/ primary contexts. Based on the available information, there is potential for artefactual and faunal remains within the Lynch Hill Gravels located within the Site.

4.4.5 Palaeolithic flints have been found within the vicinity of the Site. Four Palaeolithic handaxes were found at the YMCA on Great Russell Street 250m to the northwest of the Site (**WA01**). Two of the handaxes were found at a depth of 2.5 metres resting on London Clay in an area of Lynch Hill Gravel geology. A single Palaeolithic handaxe was also found 90m to the north of the Site, and, like those found at the YMCA site was also recovered from Lynch Hill Gravel deposits (**WA02**). The recovery of flints in close proximity to the Site further indicates the potential for artefactual remains within the Lynch Hill Gravels present within the Site.

4.4.6 Artefactual and environmental evidence has provided a good picture of the use and landscape of the Thames valley during the Mesolithic, Neolithic and Bronze Age. During the Mesolithic, London would have been occupied by roaming hunter-gathering communities who appeared to favour river-valley and floodplain location due to the easy procurement of food resources and mobility (MOLA 2000:55). With the transitions into the Neolithic period, these communities began to settle in these locations permanently

undertaking wide spread wood clearance and cultivation of crops by the 3<sup>rd</sup> millennium BC. The Bronze Age in the Lower Thames Valley is characterised by continued woodland clearance with by the Late Bronze Age evidence of several large settlements recorded in the archaeological record for the Lower Thames Valley.

4.4.7 It is thought that the low lying riverside environment of the Strand would have provided an attractive area for settlement due to the availability of fresh water and good agricultural soils. Prehistoric pottery, weapons and tools have been found in the Lundenwic and Strand APA that suggest occupation just outside the Study Area.

4.4.8 Only one investigation within the 250m Study Area has found potential evidence of prehistoric occupation (**WA65**). During investigations at Shorts Gardens 190m to the south of the Site a layer of barked willow twigs possibly representing either a prehistoric platform of fish trap was recorded (MOLA 2001). It was likely located on either the former tidal area of the Thames or on one of the many islands that are thought to have once existed within the River. Such structures are an indication of long-term occupation.

*Iron Age and Romano-British (700 BC – AD 410)*

4.4.9 Knowledge of the Iron Age period in London is dominated by the artefactual record, particularly the metalwork from the Thames and other water contexts have been interpreted as evidence of exchange networks and social relationships among elite groups (MOLA 2000:111). The period also saw the construction of large defended hillforts in London though the typical settlement type of the period was small farmsteads set among field systems.

4.4.10 Following the conquest of Britain by the Roman Empire in the 1<sup>st</sup> century AD a new settlement was constructed in London that came to be known as *Londinium*. The settlement was unusual to other towns as it was an entirely Roman creation rather than an existing Iron Age settlement. *Londinium* became the centre of Roman Britain's communication system and was important as a trading centre and for the movement of maritime traffic on the Thames.

4.4.11 The Site is located approximately 2km east of the western city walls of *Londinium*. Areas on the periphery of the city are thought to have been occupied by small farming communities similar to those dated to the Iron Age (MOLA 2002:135). The Strand itself is thought to be based on a Roman road that led west from the Roman city and small satellite settlements and, farmsteads, cemeteries and small industrial sites may have been located close to the Roman road.

4.4.12 New Oxford Street is thought to follow the approximate line of a Roman Road (**WA03**). The trajectory of the Newgate to Silchester road was first theorised by Ivan Margery in *Roman Roads in Britain* (1973), however no actual evidence of this road has been found in the Study Area to suggest this alignment. If the Roman road did pass along New Oxford Street it is highly likely that satellite settlements, cemeteries or small industrial sites would have been located close to the road.

4.4.13 A single Roman cist burial is recorded 45m to the north of the Site (**WA05**). The circumstances that lead to the discovery are not provided in the GLHER entry, but what was found included a lead cist containing burnt bones and two Denarii of Vespasian (69-79AD). This may have been part of a larger site with the other sections possibly removed by post-Romano-British development in the area or may survive at depth in relatively undisturbed areas.

- 4.4.14 Another entry for the Romano-British period relates to a Roman finger ring discovered 240m to the north of the Site (**WA04**).

*Anglo-Saxon (AD 410–1066)*

- 4.4.15 The transition into the Anglo-Saxon period saw the abandonment of *Londinium* with the Lower Thames Valley occupied by small dispersed farming communities. From the 5<sup>th</sup> century onwards the rising Saxon elite vied for power and control of the southeast and by the middle of the 6<sup>th</sup> century the southeast came under the control of the group known as the East Saxons, who established a new settlement in London known as Lundenwic (Cowie and Blackmore 2008). Lundenwic was described in the 730's as a 'metropolis' and as a well-developed trading emporium and was occupied well into the 9<sup>th</sup> century. The settlement was enclosed by a bank and ditch and covered an area of approximately 60 hectares with a peak population of 6000-7000. Some habitation still occurred within the Roman city walls but is thought to have been on a very minimal scale.
- 4.4.16 Both the London Suburbs APA and the Lundenwic and the Strand APA were designated for the potential for Anglo-Saxon remains. At present, the limits of Lundenwic have not been found and it may have stretched from the Strand to Bloomsbury through both APA's. Based on current evidence it has been suggested that the settlement was split into several zones. 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 on a large scale occurred to the west of the town. The location of the Site would place it in the proposed main residential area.
- 4.4.17 Many questions still remain to be answered for the settlement of Lundenwic, from the reasons that led to its foundation, to the development and spatial arrangement of the settlement (MOLA 2002). It has been suggested that the routes of several major Roman roads were used in the presumed gridded street pattern of the settlement (ibid: 48). New Oxford Street may have been one of these roads used while there is potential that High Holborn could have originated in this period.
- 4.4.18 However, following successive attacks by the Vikings in the 9<sup>th</sup> century, resettlement began to occur within the Roman city walls of *Londinium* (MOLA 2002:49). The resettlement within the Roman city walls begun under Alfred the Great who consecrated the settlement *Lundenburgh* in AD886. Resettlement is believed to have been a slow process at first and was centred between the Thames and Cheapside with the original Roman walls undergoing repair. By the 10<sup>th</sup> century Lundenburgh had developed into a major town. It has not been fully established whether Lundenwic was completely abandoned however modern consensus is that if it was still occupied it was considerably smaller in size and status than it had been before.
- 4.4.19 In 959AD King Edgar granted land that lay to the south of the 'wide army street' of High Holborn to Westminster Abbey. The original name of Holborn comes from the Anglo-Saxon words *burna* meaning stream and *hol* meaning hollow. This would indicate the area contained a stream or former stream that was known to the inhabitants of the area.
- 4.4.20 An Anglo-Saxon occupation site was found 130m to the southeast of the Site at Nos. 107-115 Long Acre (**WA06**). A series of pits were dug at the site in the 7<sup>th</sup> century thought to be for quarrying of natural sand, gravel and brickearth (MOLA 1998a). Sometime during the 8<sup>th</sup> century a gravel surface was laid on a southeast to northwest alignment. This would not be in use for long as by the 9<sup>th</sup> century a dumped layer was deposited over the road consisting of domestic rubbish and butchery waste. Dumped layers of waste and

agricultural soils dating to the Anglo-Saxon period were also encountered during works at Nottingham House 190m to the south of the Site (**WA64**) and at Nos. 27-29 Macklin Street 245m to the east of the Site (**WA66**).

- 4.4.21 Further evidence of small scale quarrying was found 240m to the southwest of the Site (**WA07**). Residual Anglo-Saxon pottery sherds were recovered from a feature during an evaluation at the former site of the Phoenix Theatre which was thought to represent a backfilled quarry. No further finds or features were identified for the period with the majority of evidence for activity at Phoenix Theatre dated to the medieval period (see **4.4.30**).
- 4.4.22 Building remains of Anglo-Saxon date were found 190m to the south of the Site (**WA65**). Thin surviving layers of dark soils were found overlying blue-grey clay that contained butchered animal bones, oyster shell and tiny fragments of charcoal and burnt daub and a large complete loom weight (MOLA 2001). A series of beaten earth floors, beam slots and stake holes indicative of dwellings were found to the south of the soils along with an 8m long collapsed wattle and daub wall as well as a domed hearth used for smithing.
- 4.4.23 A single Anglo-Saxon pit was encountered during archaeological works 180m to the southeast of the Site (**WA63**). The pit was roughly circular in plan and thought to be the result of quarrying with animal bone recovered from the fill carbon dated to AD432-608 (AOC 2001).
- 4.4.24 In summary, the archaeological evidence for the Anglo-Saxon period has found that several episodes of quarrying occurred within the Study Area. This would have been for both the extraction of gravels for road surfaces and for brickearth that would be used in the construction of wattle and daub, production of pottery and loomweights. The Study Area would later be used for habitation as part of the settlement of Lundenwic or as areas of dumping material and agriculture use.

*Medieval (AD 1066–1500)*

- 4.4.25 The nearest recorded medieval settlement to the Site was the settlement of Tottenham (Court). The settlement was first recorded in the Domesday Book as eight households comprising of four villagers and four smallholders. The settlement was lorded over by the Canons of St Paul, London who retained lordship following the Norman Conquest. Urban growth of London occurred along all the major roads that laid beyond the six main gates into the city during the medieval period with the area known as the Strand located 700m to the southeast of the Site becoming the main land route to Westminster.
- 4.4.26 In the medieval period the Strand and Holborn became a popular area for grand aristocratic houses, religious institutions, the London homes of various bishops and the Inns of Court. By the 14<sup>th</sup> century Holborn was considered London's legal quarter with lawyers often gathering in these 'Inns' for training and support. Most noted and prosperous of these Inn's include Grays Inn and Lincoln's Inn which were both former grand houses (MOLA 2000). By the 15<sup>th</sup> century High Holborn had developed into a major thoroughfare between the City of London and Westminster and in 1417 Henry V is said to have paid for High Holborn to be paved as the thoroughfare which is said to have been "*so deep and miry that many perils and hazards were thereby occasioned*" (Thornbury 1878) .
- 4.4.27 In AD1101, Queen Matilda, wife of Henry I, established the St Giles Hospital to care for people with leprosy (**WA17**). The hospital was set within a large walled compound with some gardens and an acre of land with buildings including a chapel (**WA21**), chapter

house (**WA20**) and various outbuildings. The original gatehouse to the compound was located 190m to the west of the Site (**WA18**) with a section of the compound wall identified 205m to the southwest of the Site (**WA19**). A bull (public decree) written by Pope Alexander IV provided the hospital with papal protection and in 1299 the hospital was granted to the Order of St Lazarus. The Order of St Lazarus was part of military order founded in 1199 around a leper hospital in Jerusalem.

- 4.4.28 Remains of a medieval building located within the compound of St Giles Hospital were recorded 245m to the west of the Site at Nos. 1-6 Denmark Place (**WA13**). An east to west aligned stone and mortar foundation was recorded within the site. The foundations are thought to have been part of an outbuilding associated with the Hospital of St Giles with tiles recovered dating the remains to the mid-13<sup>th</sup> century (MOLA 2008: 11).
- 4.4.29 The medieval village of St Giles began to grow up around the hospital from the 13<sup>th</sup> century with evidence of medieval occupation found within the Study Area. The settlement is believed to have been located around Drury Lane (**WA08**) and Bloomsbury Way (**WA21**). During an archaeological watching brief at 1 Plough Place, 250m to the northeast of the Site, a cellar of a medieval building and dump layers were noted along with two barrel wells (**WA14**). Medieval occupation was also noted 40m to the west of the Site (**WA15**). A large ditch orientated north to south was recorded within the site which is thought to be the documented as Belmonde's ditch that was dug to drain the site (MOLA 2008:15). This is thought to have allowed farming and quarrying to occur within the site with several smaller drainage ditches and quarry pits noted, dated to the 12<sup>th</sup> to 14<sup>th</sup> centuries.
- 4.4.30 A series of investigations conducted on the site of Holborn Town Hall, located 230m to the northeast of the Site have found evidence of medieval occupation (**WA61** and **WA62**). The area was first subject to an archaeological watching brief in 1998 to the rear of the Holborn Town Hall (MOLA 1999a). The investigation identified an undated linear feature along with evidence of post-medieval activity. The garage to the southwest of the site was subject to an archaeological evaluation. A north-south ditch was recorded that contained a rim of cooking pot dated between AD1140-1300. The ditch was in turn sealed by a thick layer of agricultural soil, which produced two fragments of late medieval pottery (MOLA 1999). A layer of gravel was later deposited over the soil along with post medieval dumps (see **4.4.37**).
- 4.4.31 Three roadside taverns have been recorded by the GLHER. A brewhouse existed at the junction of Tottenham Court Road from at least 1452, 245m to the northwest of the Site (**WA09**). A tavern is mentioned in a deed of Edward II south of High Holborn 100m to the east of the Site (**WA10**). A public house had also been established by circa 1300, 140m to the north of the Site (**WA11**).
- 4.4.32 Following the abandonment of Lundenwic, areas around medieval London were reused for arable purposes. During an excavation 130m to the southeast of the Site cultivation soil was noted above previous Anglo-Saxon occupation (**WA12**). Continued agricultural activity occurred at the site well into the 17<sup>th</sup> century. Additional deposits of agricultural soils have been recorded at **WA65**, 190m to the south of the Site and **WA66**, 245m to the east of the Site.

#### *Post-medieval (AD 1500–1800)*

- 4.4.33 The development and growth of London is well documented both in the archaeological records and in documentary sources. London's population grew rapidly during the post-medieval period with a recorded population of 120,000 in 1550 to just over a million by



1801 (MOLA 2002:68). During the period London was split into three distinct areas: Westminster and The Strand (political and social area), the City and Fleet Street (commercial, financial and legal district and includes Holborn) and East End (industrial area).

- 4.4.34 The English Civil War had a profound effect upon London. A defensive bank and ditch, interrupted by forts and batteries were constructed around the city having been completed in 1642-3. Part of the east-west aligned section of the ditch may have passed to the west of the Site with two forts flanking Tottenham Court Road.
- 4.4.35 The Great Plague of 1665 also had an impact on the City (MOLA 2000:275). As people flocked to London, the former quaint suburbs surrounding the city developed into crude, poorly built towns with very poor sanitation. St Giles was considered one of the worst areas and was blamed for the spread of the plague as it was overcrowded often with 50 people to a lodging house (ibid). As a result, Holborn and St Giles would be one of the worst affected areas in London.
- 4.4.36 A large number of post-medieval buildings remains have been found in the Study Area. The cellars of four post-medieval buildings were located on the southern boundary of the St Giles churchyard 180-200m to the southwest of the Site (**WA25-WA28**). Several walls were noted during an evaluation at Phoenix Theatre thought to relate to a number of small domestic buildings (**WA34**). Post-medieval cellar walls and floors were noted at No. 14 Stukeley Street 180m to the southeast of the Site (**WA33**). Two domestic brick drains were recorded 200m to the southeast of the Site (**WA37**). Post-medieval building remains were recorded across the site during upgrades to Tottenham Court underground station (**WA44**). Former remains of cellars were recorded at Nottingham House 190m to the south of the Site (**WA64**).
- 4.4.37 During an archaeological watching brief to the rear of Holborn Town Hall a series of post-medieval cellars and a post-medieval wall were recorded (**WA61**: MOLA 1998). A Garage to the southeast of the Town Hall was also subject to an archaeological evaluation. Covering a deposit of medieval agricultural soil were a series of rubbish dumps that had been cut by a cellar wall of 17<sup>th</sup> century date (**WA62**: MOLA 1999a). The cellar is thought to have belonged to one of the buildings shown on a map of the area dated to the late 17<sup>th</sup> century when the site was known as Cole Yard. Directly north of the wall, a further pit contained 17<sup>th</sup> century pottery, animal bones and seeds from fruit. A late 19<sup>th</sup> century cesspit was also noted showing continued occupancy of the site.
- 4.4.38 A single linear feature was recorded during an evaluation at 61 Endell Street 100m to the south of the Site, with pottery dating to the late 17<sup>th</sup> and early 18<sup>th</sup> century recovered from the feature (**WA40**). The ditch is thought to be a boundary or drainage ditch associated with a former building located on the site. Three brick lined pits and a rubbish pit were recorded 100m to the northeast of the Site (**WA43**). A cess pit was noted during an excavation 65m to the northwest of the Site (**WA31**). A series of pits and ditches filled with 17<sup>th</sup> century domestic rubbish were identified 190m to the east of the Site (**WA22**). Reclamation dumps of the 17<sup>th</sup> century date were noted 240m to the southwest of the Site (**WA36**).
- 4.4.39 Remains of the former Montagu House (predecessor to the current British Museum building) were found during an evaluation in the forecourt of the British Museum 200m to the north of the Site (**WA42**). Montagu House had been constructed in the late 17<sup>th</sup> century as a grand mansion after the first house on the site was destroyed by fire. Evidence of some of the internal walls were found to survive to a height of 0.3m within the



Great Court (PCA 2005). The evaluation noted that the mansion suffered from damp as a series of later drains and damp proof walls were added to the property. Montagu House was sold to the British Museum in 1759 before being demolished to make way for the larger premises.

- 4.4.40 In 1730, the former chapel of St Giles Hospital was enlarged becoming the parish church for St Giles (**WA20**). The churchyard associated with St Giles Parish Church was extended on numerous occasions and saw extensive use by poor Irish immigrants who came to settle in the area (**WA38**). The churchyard eventually extended from High Holborn to Stacey Street (**WA23**). The churchyard was opened as a public park in 1871. A site visit was made to the church during refurbishment works that recorded post-medieval makeup deposits (**WA32**).
- 4.4.41 Further activity was also encountered during investigations of St Pauls' Hospital 180m to the southeast of the Site (**WA63**). 17<sup>th</sup> century quarry pits were identified in the centre of the site along with several contemporary linear features (AOC 2001). Deposits of soil occurred during the 18<sup>th</sup> century indicating evidence of agricultural activity. The site would later be used for small scale industrial use within a brick structure located in the southeast of the site with many copper pins recovered internally.
- 4.4.42 Several post-medieval buildings have been noted by the GLHER. An inn was present 120m to the east of the Site (**WA29**). A factory had been constructed at 2 & 4 Streatham Street 150m to the north of the Site for the tapestry maker Paul Saunders (**WA30**). A former brewery complex for the London brewers Combe and Company was opened 240m to the south of the Site (**WA24**). The site of the former Bloomsbury fish market is believed to have been sited 140m to the northeast of the Site (**WA41**).
- 4.4.43 During a survey conducted by Basil Holmes, a former burial ground associated with a workhouse was noted 190m to the south of the Site (**WA39**). Workmen later found discarded human remains on the spot in 1978 that remain undated (**WA56**).

*19th Century (AD 1800–1900) and Modern (AD 1900–present day)*

- 4.4.44 Shaftesbury Theatre, originally known as the Princes Theatre, was designed by Bertie Crewe for the two brothers who established the theatre, Walter and Frederick Melville. The theatre was constructed on what remained of a city block, using a plot 30m wide and 34m deep and was one of the last of several theatres to be built on Shaftesbury Avenue with a capacity of 2,392. Bertie Crewe incorporated sections of foundations from the buildings that formerly occupied the site into the theatre, highlighted on the architectural plans of the theatre in black (**Figure 2**).
- 4.4.45 Externally the theatre conformed to architectural style of the area. The theatre reached a height of three stories constructed from terracotta blocks interspersed with courses of brick in an elaborate Renaissance style. Both the ground and first floors used rusticated blocks (large blocks with sunk joints and roughened surfaces) with a canopy over the ground floor with much of the first floor covered by hoarding. The second floor has Diocletian windows and oculi in alternate bays. The design detailing and materials would have come at significant cost but reflect a desire by the brothers to make a clear statement about the quality and propriety offered at the theatre. The theatre would later be sold in 1962 to EMI where its name was changed to Shaftesbury. The theatre would be sold again in 1983 to the Theatre and Comedy Company who remain the existing owners.

- 4.4.46 A series of geotechnical test pits were monitored during works at St George's Church 160m to the northeast of the Site (**WA45**). The original stairs of late 18<sup>th</sup>/early 19<sup>th</sup> century that led into the church towers basement were recorded along with the supporting wall.
- 4.4.47 Location of several buildings have been recorded by the GLHER. These include a 19<sup>th</sup> century Municipal lodging house (**WA46**), the British Museum building (**WA47**), a 19<sup>th</sup> century hospital later used during World War I (**WA48**), former Phoenix Cinema (**WA49**), office and shop block (**WA51**) and the former site of a World War I military hospital (**WA53** and **WA54**).

*Undated*

- 4.4.48 Several undated features have been identified during investigations in the Study Area. A watching brief at 68A Neal Street, 115m to the south of the Site, found several deep cut features (**WA55**). The site of a former stream is noted 145m to the southeast of the Site (**WA57**). A single undated linear feature was found at 1-6 Denmark Place 250m to the west of the Site (**WA58**). A complex of small cellars that due to the confines of the investigation were un-datable were recorded 240m to the southwest of the Site (**WA59**). A deposit of made ground was found during a borehole survey 235m to the northeast of the Site (**WA60**).

*Map regression*

- 4.4.49 The earliest depiction of the use of the Site is upon the 1572 Braun and Hogenburg map of London (**Figure 3A**). St Giles, in 1572, was still a small village located to the northwest of the main urban areas of London. The village retained its rural setting and was spread along High Holborn. Though not specifically labelled, the road running off High Holborn is thought to be Drury Lane which is displayed on Hollars and Faithorne and Newcourt's maps both dated to 1658. This indicates that the Site was either occupied by one of the buildings visible on the north side of High Holborn or was undeveloped land.
- 4.4.50 The 1658 maps produced by Faithorne and Newcourt show the Site had been occupied by a range of two and three storey properties (**Figure 3B-C**). By 1658, High Holborn had developed into a major thoroughfare that was lined with new buildings. St Giles still retained some of its rural character with agricultural land still visible to the south and north of High Holborn. However, by 1682 these areas were lost to new developments as London continued to expand (**Figure 3D**). By 1682, Vine Street (currently Grape Street) had been constructed while the Site appears to have been occupied by a single large irregular shaped building. High Holborn had also been expanded considerably on its south side which had removed a number of the buildings visible on the 1658 Hollars map (**Figure 3C**).
- 4.4.51 By the late 18<sup>th</sup> century, the irregular shaped building had been cleared from the Site and replaced with a row of buildings that were either used as shops or townhouses (**Figures 3E-F**). Plumtree Street, the forerunner to Bloomsbury Street, had also been constructed to the west of the Site while a small alleyway ran through the centre of the Site. By 1863, these buildings had been expanded as evident on the 1<sup>st</sup> Edition Ordnance Survey map with the alleyway running in the centre of the Site removed (**Figure 4A**). The majority of these buildings appear to have been residential. This is indicated by the 1880 Charles Booth Poverty Map (**Figure 4B**). From 1880 to 1903, Charles Booth ran a major study on the everyday lives of Londoners recording addresses and social statuses of the community. The map of the Site indicates the buildings that were residential were occupied by 'well to do' middle class families. Shaftesbury Avenue located to the west of the Site had been constructed between 1877 and 1886.

- 4.4.52 The 1888 Goad insurance plan of London gives a better indication of the use and function of the buildings located within the Site (not reproduced). The plan records that the Site was occupied by a total of five buildings. These included five shops (denoted by 'S') of three storeys in height, a public house, tobacco and fag store, a hay and straw warehouse and a seed warehouse. The seed warehouse is presumably associated with the Bloomsbury distillery located on the eastern side of Vine Street. The plan also shows that the buildings were constructed of brick. By 1911, these buildings had been demolished to make way for Princes Theatre. Between 1911 and 1932 the Site and surrounding area remained much the same (**Figure 4C**).
- 4.4.53 The 1938 Goad Insurance Plan provides a highly detailed layout of the Theatre indicating the location of the stage, seating galleries, bar and lounges and areas used by the actors and actresses (**Figure 4D**). The Plan also highlights the former glass façade that ran around the building (denoted in blue) and the use of the buildings to the north of the Site as shops and flats.
- 4.4.54 The St Giles area appears to have not been significantly impacted during the blitz with the bomb damage map showing no bombs had landed or caused any damage to the theatre or surrounding streets (**Figure 4E**).
- 4.4.55 Later mapping shows the Site remained the same while redevelopment of the surrounding area had begun to occur. By 1952, the former Rookery to the west of the Site had been removed and replaced with a large office building known as St Giles Court. Several former public buildings to the south of the Site had also been replaced by 1952, with either office or residential buildings.

#### **4.5 Assessment of archaeological survival and previous impacts**

- 4.5.1 The proposed location for the basement extension will extend approximately 7m from the existing building on Bloomsbury Street and 3.2m on High Holborn, running under public footpaths and the main roads. The use of High Holborn can be traced back to at least the medieval period while Bloomsbury Street dates back to at least 1787. Both roads would have been built up over time, with each successive layer sealing the deposits below. The cobbling of High Holborn during the medieval period would have helped in preserving any evidence of pre-medieval activity below the cobbled surface. The passing of the Westminster Paving Act in 1762 which saw to the laying of flat stone surfaces over cobbled streets and the construction of footpath set above the road level may also have assisted in preserving any potential archaeology (White 2011:18).
- 4.5.2 A number of previous impacts to potential archaeology were noted during the Site visit. Pipes leading from the existing boiler room were found to potentially run underneath the pavement to the south of the boiler room (**Plates 1-2**). The under-pavement vaults identified on plans provided by the client were also noted (**Plates 3-6**). Several services were also identified within the footprint of the basement extensions. Both the services and under-pavement vaults would have caused localised disturbance to any archaeology that may be sealed underneath the public footpaths.
- 4.5.3 Located off the northwest corner of Shaftesbury Theatre is a basement block of toilets that extend underneath the current footpath. The rooflights of the toilet block are visible on **Plate 6**. Any potential archaeological features would have been removed during the excavation of the toilet block.
- 4.5.4 In January 2018, geotechnical investigations were undertaken in close proximity to the proposed area of the basement extension. This included the excavation of boreholes and

probes drilled through the base of two trial pits which had been excavated prior to the investigation (ST Consult 2018:3). The stratigraphy was not recorded in TP1. From the base of TP1 Lynch Hill Gravels were encountered at approximately 2.10m below the basement level (St Consult 2018:13). In TP3, the stratigraphy comprised of 0.4m of made ground that overlaid Lynch Hill Gravels that were 2.3-2.7m in thickness. This placed the start of the Lynch Hill Gravels at 0.4m below basement ground level with the top of TP3 recorded at 21.24m aOD (RSK 2017:7). This placed the top of the gravels at approximately 30.84m aOD. Drawings provided by the client (Drawing number 1702\_20\_210) records the finished basement level at 20.55m. The upper strata of Lynch Hill deposits are therefore likely to be impacted by the proposed development. However, it should be noted that this impact is only based on the results of two investigations and at present the overall extent of the gravel deposits and whether they cover the entirety of the basement extension is not known.

## 5 POTENTIAL DEVELOPMENT EFFECTS- PHYSICAL EFFECTS

### 5.1 Introduction

- 5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts.

### 5.2 Summary of known and potential historic environment resource

- 5.2.1 The following table (**Table 2**) presents a summary of the known and potential elements of the historic environment resource within the Site and its vicinity, which could be physically affected by the development proposals, based on the information presented in **Section 4**.

- 5.2.2 Entries in the table are assigned a '*Potential*' rating, which represents a measure of probability. This has been determined via the application of professional judgement, informed by the evidence presented in the preceding sections of this assessment. '*Potential*' is expressed on a four point scale, assigned in accordance with the following criteria:

- **High** Situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity and which are likely to be well preserved.
- **Moderate** Includes cases where there are grounds for believing that heritage assets may be present, but for which conclusive evidence is not currently available. This category is also applied in situations in which heritage assets are likely to be present, but also where their state of preservation may have been compromised.
- **Low** Circumstances where the available information indicates that heritage assets are unlikely to be present, or that their state of preservation is liable to be severely compromised.
- **Unknown** Cases where currently available information does not provide sufficient evidence on which to provide an informed assessment with regard to the potential for heritage assets to be present.

- 5.2.3 The relative '*Significance*' of known and potential heritage assets included in **Table 2** has been determined in accordance with the criteria set out in **Section 3.5**.

**Table 2** Summary of known and potential historic environment resource within the Site

Potential	Period and description		Significance
<b>High</b>	Palaeolithic	Lynch Hill Gravel deposits have been recorded within the Site. These deposits have been known to contain evidence for the first Neanderthals in Britain and are considered to be of high significance with in situ artefactual and environmental remains recovered from the deposits in London. Palaeolithic handaxes have also been found within the 250m Study Area.	High
	Anglo-Saxon	The Site is located within the former Anglo-Saxon settlement known as Lundenwic. The Archaeological Priority Areas 'London Suburbs' and 'Lundenwic and the Strand' were established in part due to the high potential for recovering Anglo-Saxon remains. Within a 250m radius of the Site evidence of quarrying and agricultural activity has been identified. Remains of Anglo-Saxon buildings also been encountered in the Study Area at several locations.	High
	Medieval	During the medieval period the Site was situated within the village of St Giles. The village itself grew around the leper hospital of St Giles established to the west of the Site. Areas that were formerly occupied by the settlement of Lundenwic were reused for agricultural land. By the 15 <sup>th</sup> century, Holborn had become the legal quarter for London and records indicate that High Holborn was cobbled in the 14 <sup>th</sup> century indicating it was an important thoroughfare.	Moderate
	Post-medieval	Post-medieval mapping shows that in 1570 St Giles was set apart from the main urban area of London with several residences along High Holborn. Over the course of the next two centuries St Giles was incorporated into London as a suburb with the Site occupied from at least 1572.  In addition to the historic mapping, a wealth of post-medieval building remains have been found in Study Area in the form of former cellars, foundation walls and floor as well as cesspits and pits containing domestic refuse.	Moderate/Low
	19 <sup>th</sup> century	During the 19 <sup>th</sup> century the Site was occupied by several buildings. The Goad insurance plan of 1888 provides the most detailed assessment of the Site with 5 shops, a public house and two warehouses within its limits. Some of the foundations of these buildings were later used in the construction of Shaftesbury Theatre. Foundations that were not incorporated may be present within the proposed area for the basement extension.	Low
	Modern	Shaftesbury Theatre had been constructed on the Site in 1911 using foundations of several of the former buildings located within in the Site. Remains related to the construction of Shaftesbury Theatre and the development of High Holborn are expected to be found during the excavation of the basement extension.	Low
<b>Moderate</b>	Romano-British	New Oxford Street located to the north of the Site is thought to be Romano-British in origin. The road lead to the Roman civitas <i>Londinium</i> that was located approximately 2km to the east of the Site. A Roman cist burial was found 45m to the northwest of the Site that is believed to be part of a larger roadside cemetery. Areas close to Roman roads were commonly used as scattered dwellings or used as roadside cemeteries. Evidence encountered would help understand the development of the areas located just outside of Londinium.	High



Low	Mesolithic-Iron Age	Prehistoric evidence has been encountered within the Lundenwic and Strand APA to the south of the Site. Only one investigation has yielded evidence of prehistoric occupation within the Study Area with that evidence comprising of a possible wooden platform or fish trap.	Moderate
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### 5.3 Statement of potential impact

#### *Archaeological remains*

5.3.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- *Piling of the foundations for the basement extension; and*
- *Excavation of the basement extension.*

5.3.2 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

5.3.3 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

5.3.4 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the excavation of the basement extension. This is expected to be approximately 3.6m deep. Piling for the foundations of the basement will also cause potential damage to archaeological remains as they are anticipated to impact of Lynch Hill Gravels which are known to contain prehistoric lithic implements.

## 6 CONCLUSIONS

### 6.1 General

6.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

#### *Archaeological remains*

6.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to the Palaeolithic, Romano-British, Anglo-Saxon, medieval and post-medieval periods. 19<sup>th</sup> century and modern remains are also expected to be encountered however these remains would be expected to be of low significance only.

6.1.3 Lynch Hill Gravel deposits have been identified within the Site through geotechnical investigations. The gravels were deposited during the MIS7 to MIS9 interglacial periods and are known to contain lithic artefacts of the early Neanderthals in Britain. Palaeolithic handaxes have been found at two locations within the 250m radius that are a potential indication of the likelihood to find lithics within the gravels. Investigation of these deposits may contribute new evidence to support the P2 framework objectives for the Palaeolithic period in London of the research agenda (MOLA 2002:20), considering the potential for



material evidence from the top of the Lynch Hill Gravels as noted in Scott, B. *Becoming Neanderthals: The Earlier British Middle Palaeolithic* (2006) and *The Lost Landscape of Palaeolithic Britain* (2016).

- 6.1.4 The Site is located within the former Anglo-Saxon settlement of Lundenwic with both Archaeological Priority Areas within the Study Area designated for the high potential for finding Anglo-Saxon remains. Settlements have been found to the north, east and south of the Site. Evidence of industrial activity for the period has been found scattered throughout the Study Area including evidence of metalworking, butchery and quarrying. The Site is also located close to a major Roman road that would have been incorporated into the street layout of Lundenwic and the centre of the APA's (which the Site is located in) is considered to have been the main area for residential settlement.
- 6.1.5 The Site was part of the medieval settlement of St Giles which grew up around the St Giles Leper Hospital built by Queen Matilda in the 12<sup>th</sup> century. By the 14<sup>th</sup> century, Holborn had become the legal quarter of London and had developed into a suburb of the city. High Holborn acted as a major thoroughfare during the medieval period and on the orders of Edward III was cobbled, a testament to its importance.
- 6.1.6 The Site has been occupied from at least 1658, possibly as early as 1572, and has been occupied by a range of buildings. During this time High Holborn continued as a major thoroughfare providing transport between the city of London and Westminster and over this time has expanded as road traffic increased. Evidence of former post-medieval buildings have been found throughout the Study Area which has indicated that below the modern levels, there is a high chance of encountering former post-medieval buildings remains. Domestic evidence in the form of rubbish pits and cesspits have also been found throughout the Study Area.
- 6.1.7 A moderate potential has been identified for remains dated to the Romano-British period. New Oxford Street located to the north of Site is thought to originate to the Romano-British period while a Roman cist burial believed to be part of a larger cemetery was found to the northwest of the Site. The Site may have been utilised during the period due to its proximity to the road.
- 6.1.8 A low potential has been assigned to the Mesolithic to Iron Age periods. Only one investigation has found evidence of prehistoric activity within the Study Area with the main area of activity located further south of the Site.
- 6.1.9 Due to a lack of previous archaeological investigation within the Site, the potential for and significance of any such remains cannot not be accurately assessed on the basis of the available evidence.
- 6.1.10 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

## 6.2 Recommendations

### *Archaeological remains*

- 6.2.1 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. As such it is possible that additional investigations may be required by the archaeological advisor for Camden Borough Council.



- 6.2.2 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

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## Historic Environment Records

Greater London Historic Environment Record (GLHER)

London Metropolitan Archives

## Cartographic and documentary sources

1572 Braun and Hogenburg Map of London  
1658 Faithorne and Newcourt Map of London  
1658 Hollar's Map  
1682 Morgan's Map  
1787 John Cary Map of London  
1799 Horwood Map



1863 1<sup>st</sup> Editions 25 inch Ordnance Survey Map  
1880 Charles Booth Poverty Map of London  
1888 Goad Insurance Plan (viewed online)  
1916 2<sup>nd</sup> Edition 25 inch Ordnance Survey Map (viewed online)  
1932 Revised Edition 25 inch Ordnance Survey Map  
1938 Goad Insurance Plan  
1939-1945 Bomb Damage Map of London  
1952 OS Map

### **Online resources**

<http://archaeologydataservice.ac.uk/>

<http://www.biab.ac.uk/>

<http://opendomesday.org/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://www.british-history.ac.uk/>

<http://oasis.ac.uk/england/>

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

## APPENDICES

### Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

<b>Archaeological interest</b>	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.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage assets</b>	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
<b>Heritage asset</b>	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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	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.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	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.
<b>Significance (for heritage policy)</b>	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.
<b>Value</b>	An aspect of worth or importance

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
<b>Palaeolithic</b>	970,000–9500 BC	<b>Romano-British</b>	AD 43–410
<b>Early Post-glacial</b>	9500–8500 BC	<b>Saxon</b>	AD 410–1066
<b>Mesolithic</b>	8500–4000 BC	<b>Medieval</b>	AD 1066–1500
<b>Neolithic</b>	4000–2400 BC	<b>Post-medieval</b>	AD 1500–1800
<b>Bronze Age</b>	2400–700 BC	<b>19th century</b>	AD 1800–1899
<b>Iron Age</b>	700 BC–AD 43	<b>Modern</b>	1900–present day



## Appendix 2: Legislative and planning framework

### Designated Heritage Assets

Designation	Associated Legislation	Overview
<b>World Heritage Sites</b>	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
<b>Scheduled Monuments and Areas of Archaeological Importance</b>	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
<b>Listed Buildings</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
<b>Conservation Areas</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
<b>Registered Parks and Gardens and Registered Battlefields</b>	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens.
<b>Protected Wreck Sites</b>	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

## National Planning Policy Framework (NPPF)

NPPF Section 12: Conserving and enhancing the historic environment	
<b>Para. 128</b>	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.
<b>Para.129</b>	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.
<b>Para. 132</b>	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.
<b>Para. 135</b>	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.
<b>Para. 137</b>	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
<b>Para. 139</b>	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.
<b>Para. 141</b>	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.



## Local Planning Policy

Camden Local Plan adopted July 2017 (Available at: <a href="https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163&amp;">https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163&amp;</a> )		
Policy ref.	Title	Scope
D2	Heritage	<p>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 and locally listed heritage assets.</p> <p><b>Designated heritage assets</b> Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:</p> <ul style="list-style-type: none"><li>a. the nature of the heritage asset prevents all reasonable uses of the site;</li><li>b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</li><li>c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</li><li>d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.</li></ul> <p><b>Conservation areas</b> Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas</p> <p>The Council will:</p> <ul style="list-style-type: none"><li>e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;</li><li>f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;</li><li>g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and</li><li>h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.</li></ul> <p><b>Listed Buildings</b> Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:</p> <ul style="list-style-type: none"><li>i. resist the total or substantial demolition of a listed building;</li><li>j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural</li></ul>



**Camden Local Plan adopted July 2017 (Available at: [https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3655163&](https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163&) )**

Policy ref.	Title	Scope
		<p>and historic interest of the building; and</p> <p>k. resist development that would cause harm to significance of a listed building through an effect on its setting.</p> <p><b>Archaeology</b></p> <p>The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.</p> <p><b>Other heritage assets and non-designated heritage assets</b></p> <p>The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.</p> <p>The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.</p>

**London Plan- adopted January 2017 (Available at: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf> )**

Policy ref.	Title	Scope
<b>Policy 7.8</b>	Heritage Assets and Archaeology	<p><b>Strategic</b></p> <p>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.</p> <p>B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Planning decisions</p> <p>C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.</p> <p>D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.</p> <p>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.</p> <p><b>LDF preparation</b></p> <p>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.</p>

London Plan- adopted January 2017 (Available at: <a href="https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf">https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-2016-pdf</a> )		
Policy ref.	Title	Scope
		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.
<b>Policy 7.9</b>	Heritage-led regeneration	<p><b>Strategic</b></p> <p>A) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.</p> <p><b>Planning decisions</b></p> <p>B) B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.</p> <p><b>LDF Preparation</b></p> <p>C) C Boroughs should support the principles of heritage-led regeneration in LDF policies</p>
<b>7.10</b>	World Heritage Sites	<p><b>Strategic</b></p> <p>A) Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value. The Mayor has published Supplementary Planning Guidance on London's World Heritage Sites – Guidance on Settings to help relevant stakeholders define the setting of World Heritage Sites.</p> <p><b>Planning decisions</b></p> <p>B) Development should not cause adverse impacts on World Heritage Sites or their settings (including any buffer zone). In particular, it should not compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity or significance. In considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.</p> <p><b>LDF preparation</b></p> <p>C) LDFs should contain policies to: a protect, promote, interpret, and conserve, the historic significance of World Heritage Sites and their Outstanding Universal Value, integrity and authenticity b safeguard and, where appropriate, enhance both them and their settings</p> <p>D) Where available, World Heritage Site Management Plans should be used to inform the plan making process.</p>



### Appendix 3: Gazetteer

WA	HER no	Name	Period	Easting	Northing
WA01	084209/00/00	GREAT RUSSEL ST (YMCA )	Prehistoric	529905	181505
WA02	MLO17688	New Oxford Street, Camden {Palaeolithic Handaxe}	Palaeolithic	530105	181455
WA03	081766/00/00	NEW OXFORD ST	Roman-British	530200	181480
WA04	081775/00/00	GREAT RUSSELL ST	Roman-British	530105	181605
WA05	081786/00/00	NEW OXFORD ST	Roman-British	530105	181405
WA06	084637/00/00	(Nos 107-115) Long Acre WC2 {Early medieval? Occupation Site}	Anglo-Saxon	530235	181235
WA07	MLO75820	Phoenix Street, [Former Phoenix Cinema], WC2	Anglo-Saxon	529955	181155
WA08	082023/00/00	DRURY LANE	Medieval	530255	181285
WA09	082020/00/00	TOTTENHAM COURT RD (JUNCTION OF )	Medieval	529875	181415
WA10	082057/00/00	HOLBORN (SOUTH OF )	Medieval	530255	181355
WA11	082001/00/00	SHAFTESBURY AVE (EAST END )	Medieval	530145	181505
WA12	084638/00/00	(Nos 107-115) Long Acre WC2 {Medieval Cultivation Soil}	Medieval	530235	181235
WA13	084733/00/000	Denmark Place (Nos 1-6) WC2 {Site of Hospital of St Giles}	Medieval	529875	181295
WA14	MLO76468	1 Plough Place, City of London, London EC4	Medieval	530355	181505
WA15	MLO98203	St Giles High Street [St Giles Court], London WC2 {medieval to post medieval occupation and housing}	Medieval to Post-medieval	529967	181314
WA16	081798/00/00	ST GILES HIGH ST	Medieval to Post-medieval	529935	181245
WA17	081798/01/00	DENMARK ST	Medieval to Post-medieval	529935	181285
WA18	081798/06/00	ST GILES HIGH ST	Medieval to Post-medieval	529935	181245
WA19	081798/07/00	ST GILES HIGH ST	Medieval to Post-medieval	529935	181245
WA20	081798/02/00	ST GILES HIGH ST	Medieval to Post-medieval	529975	181255
WA21	082022/00/00	BLOOMSBURY WAY	Medieval to Post-medieval	530150	181450
WA22	MLO103549	Macklin Street (Nos 15-17), St Giles, Camden {17th century pits and ditches}	Post-medieval	530360	181351
WA23	MLO103812	St Giles High Street, St Giles Passage, Flitcroft Street, [St Giles' Churchyard] WC2H {18th Century Churchyard}	Post-medieval	529967	181242
WA24	MLO22883	Neal Street/Shelton Street/Langley Street	Post-medieval	530187	181055
WA25	MLO64140	New Compton Street, [1-25 Pendrell House], Westminster, {17th to 19th century cellars}	Post-medieval	529994	181205
WA26	MLO64140	New Compton Street, [1-25 Pendrell House], Westminster, {17th to 19th century cellars}	Post-medieval	529983	181195



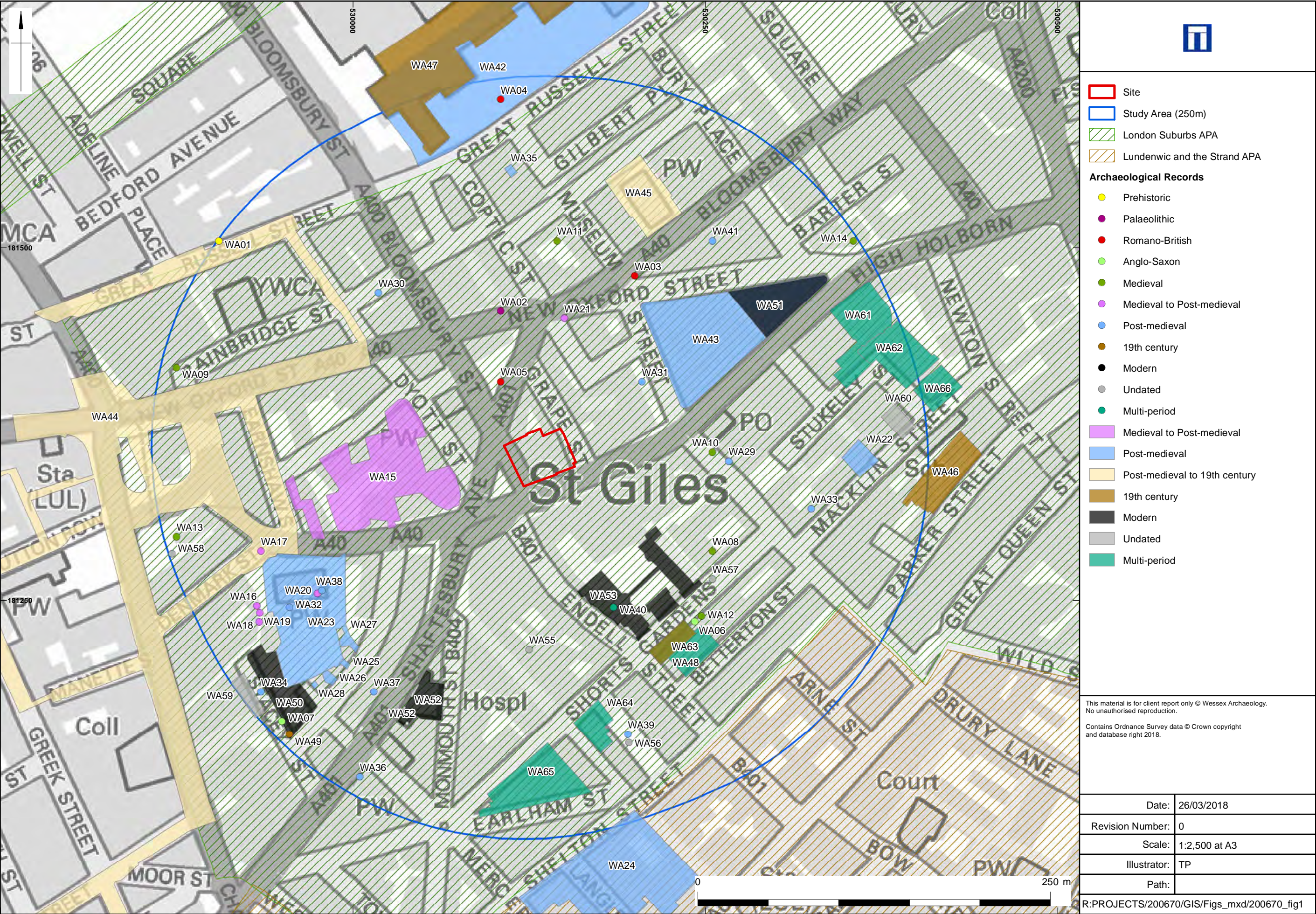


<b>WA27</b>	MLO64140	New Compton Street, [1-25 Pendrell House], Westminster, {17th to 19th century cellars}	Post-medieval	529997	181222
<b>WA28</b>	MLO64140	New Compton Street, [1-25 Pendrell House], Westminster, {17th to 19th century cellars}	Post-medieval	529973	181190
<b>WA29</b>	082019/00/00	DRURY LA	Post-medieval	530255	181355
<b>WA30</b>	202778/00/00	2 & 4 STREATHAM ST	Post-medieval	530018	181468
<b>WA31</b>	082078/00/00	Museum Street, Camden {Post-Medieval Cess Pit}	Post-medieval	530205	181405
<b>WA32</b>	082575/00/00	7 DENMARK ST	Post-medieval	529955	181245
<b>WA33</b>	082710/00/00	(No 14) Stukely Street {Post-medieval occupation site}	Post-medieval	530325	181315
<b>WA34</b>	083259/00/00	Phoenix Street, [Phoenix Theatre], WC2 {17th/18th century cellars}	Post-medieval	529935	181185
<b>WA35</b>	083301/00/00	32 MUSEUM ST	Post-medieval	530115	181555
<b>WA36</b>	083589/00/00	4-10 TOWER ST	Post-medieval	530005	181125
<b>WA37</b>	083629/00/00	151-165 SHAFTESBURY AVE	Post-medieval	530015	181185
<b>WA38</b>	202699/04/00	ST GILES HIGH ST	Post-medieval	529978	181257
<b>WA39</b>	084031/00/00	SHORTS GARDENS	Post-medieval	530195	181155
<b>WA40</b>	084070/00/00	(Nos 61-61A) Endell St WC2 {17th-19th century occupation site}	Multi-period	530185	181245
<b>WA41</b>	084243/00/00	BLOOMSBURY WAY	Post-medieval	530255	181505
<b>WA42</b>	ELO6388	Great Russell Street (British Museum - The Forecourt), Camden, London WC1: Evaluation	Post-medieval	530112	181642
<b>WA43</b>	ELO14516	New Oxford Street, Museum Street, High Holborn (land bounded by), London WC1: Watching Brief	Post-medieval	530260	181441
<b>WA44</b>	ELO14554	Tottenham Court Road [Tottenham Court Road Underground Station upgrade], London W1, WC1 and WC2: Watching Brief	Post-medieval to 19th century	529840	181282
<b>WA45</b>	ELO14526	Bloomsbury Way (St George's Church), London WC1: Test Pits	Post-medieval to 19th century	530206	181536
<b>WA46</b>	MLO103556	Parker Street (Nos 25-37) [Parker Street House], Camden, WC2B 5PA {19th century Public Lodging House}	19th century	530419	181339
<b>WA47</b>	MLO104266	Great Russell Street [British Museum Forecourt], Montague Place, Camden, WC1B 3DG {Institutional Grounds}	19th century	530076	181646



<b>WA48</b>	MLO108322	Endell Street, (No 24), [The Hospital Club], Covent Garden, Camden {site of Maternity / Military / Specialist Hospitals}	19th century	530227	181220
<b>WA49</b>	MLO76558	Phoenix Street, [Former Phoenix Cinema]	19th century	529955	181155
<b>WA50</b>	MLO104624	St Giles Passage off New Compton Street [The Phoenix Garden], Camden, WC2H 8DE {public garden}	Modern	529950	181186
<b>WA51</b>	MLO107812	New Oxford Street (No 1), [Commonwealth House], St Giles, Camden, WA1 1GG {Inter war office building}	Modern	530300	181462
<b>WA52</b>	082411/00/00	Shaftesbury Avenue, (Nos 172-176), {Shaftesbury French Hospital during World War One}	Modern	530051	181178
<b>WA53</b>	201795/00/00	Endell Street, (No 36), Covent Garden, [Endell Street Military Hospital] {World War One hospital}	Modern	530201	181259
<b>WA54</b>	201795/00/00	Endell Street, (No 36), Covent Garden, [Endell Street Military Hospital] {World War One hospital}	Modern	530219	181247
<b>WA55</b>	082289/00/00	68A NEAL ST	Undated	530125	181215
<b>WA56</b>	082912/00/00	DUDLEY HOUSE, ENDELL ST,	Undated	530195	181155
<b>WA57</b>	084245/00/00	STUKELEY ST	Undated	530255	181265
<b>WA58</b>	084732/00/000	1-6 DENMARK PLACE WC2	Undated	529875	181295
<b>WA59</b>	ELO4338	Phoenix Street, [Phoenix Theatre], Camden, London WC2: Geotechnical Watching Brief	Undated	529926	181183
<b>WA60</b>	ELO9105	Macklin Street (No 23), Camden, London WC2: Geotechnical Borehole Survey	Undated	530387	181377
<b>WA61</b>	ELO3590	Stukeley Street, (Holborn Town Hall - Garage fronting) Camden, London WC1: Evaluation	Multi-period	530360	181442
<b>WA62</b>	ELO9151	Stukeley Street (Holborn Town Hall), Camden, London WC2: Watching Brief	Multi-period	530387	181424
<b>WA63</b>	ELO3218	Endell Street (No 24) and 26-34 Betterton Street (Nos 26-34) [St Paul's Hospital Site], London WC2: Watching Brief	Multi-period	530236	181217
	ELO339	Endell Street (No 24) and 26-34 Betterton Street (Nos 26-34) [St Paul's Hospital Site], London WC2: Evaluation			
<b>WA64</b>	ELO226	Neal Street [Nottingham House], Camden, London, WC2: Watching Brief	Multi-period	530172	181161
<b>WA65</b>	ELO2573	Shorts Gardens (Nos 2-26), and Earlam Street (Nos 19-41), London WC2: Excavation	Multi-period	530130	181120
<b>WA66</b>	ELO5049	Macklin Street (Nos 27-29), London WC2: Excavation and Watching Brief	Multi-period	530414	181400

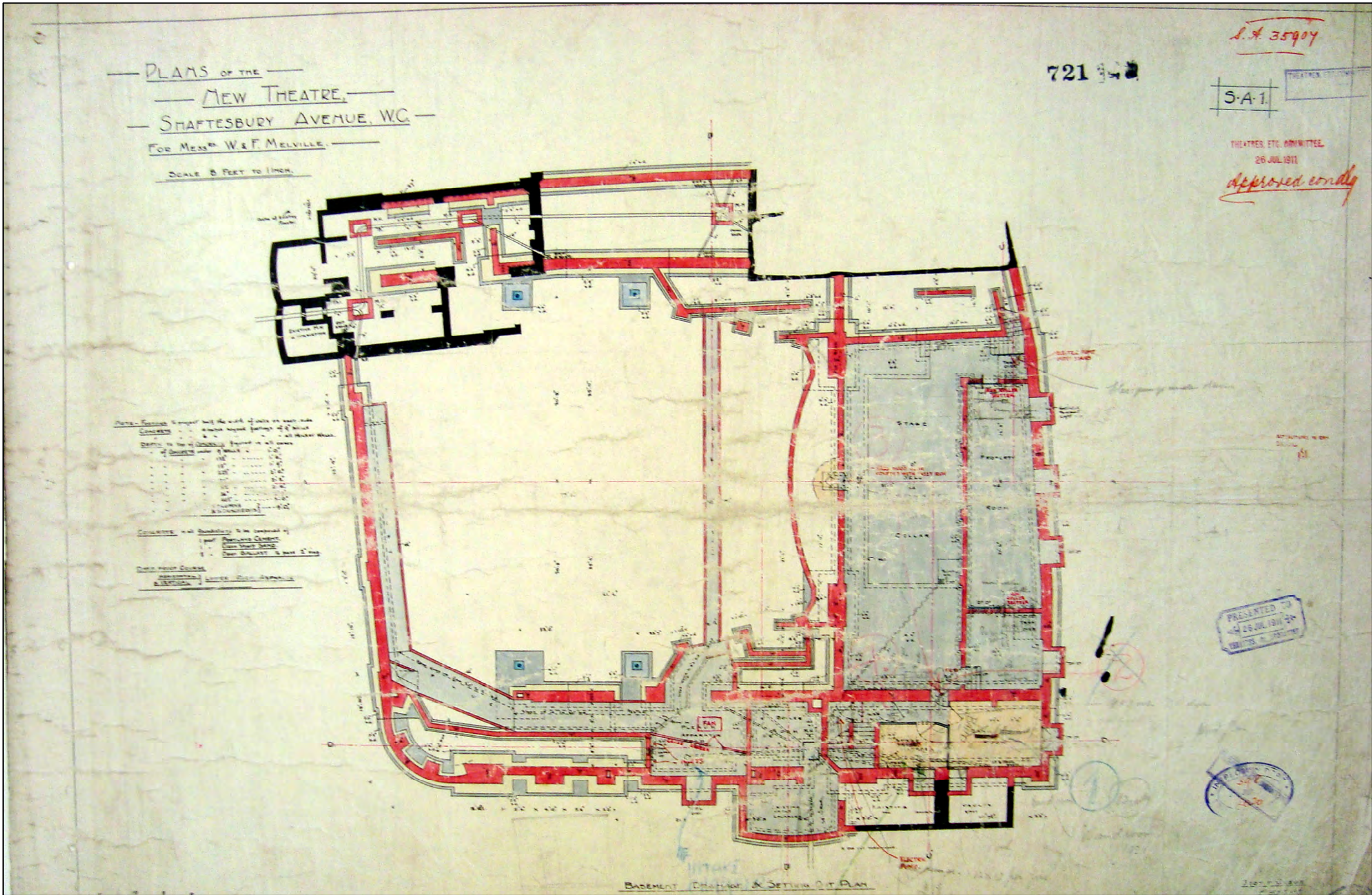





Site, Study Area, Archaeological Priority Areas and Archaeological Records based on GLHER

Figure 1

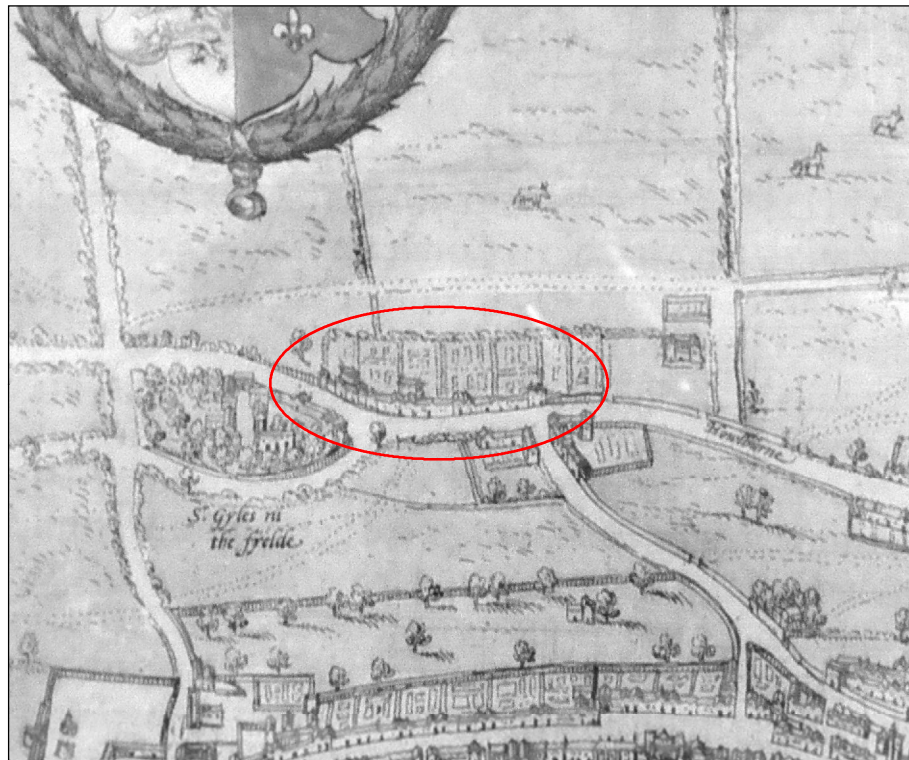




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1911 ground floor plan of Shaftesbury Theatre Figure 2

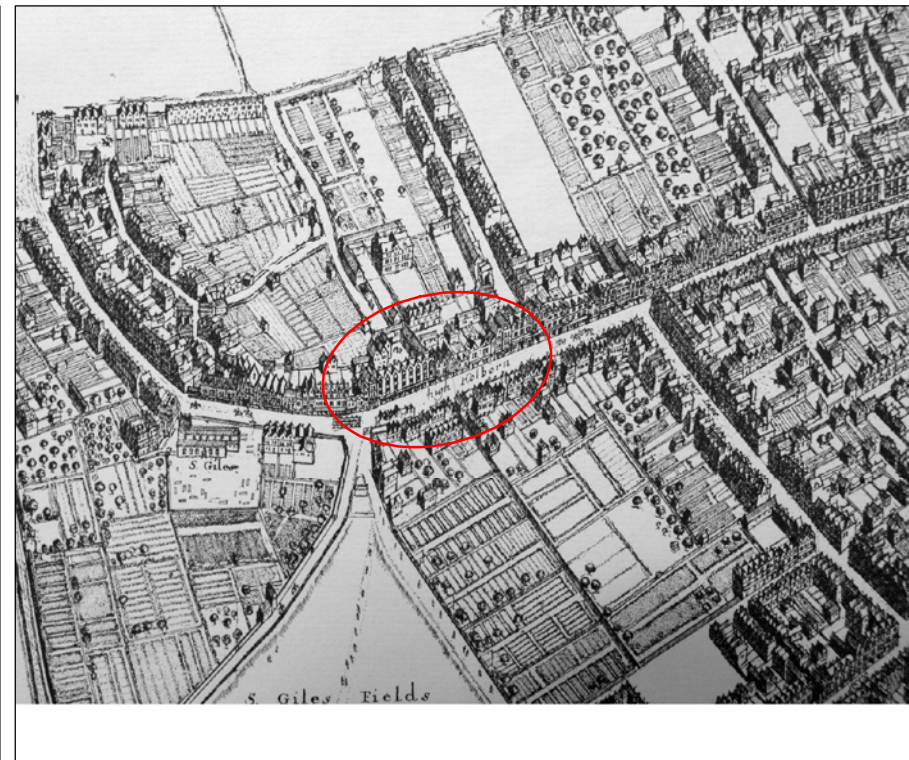




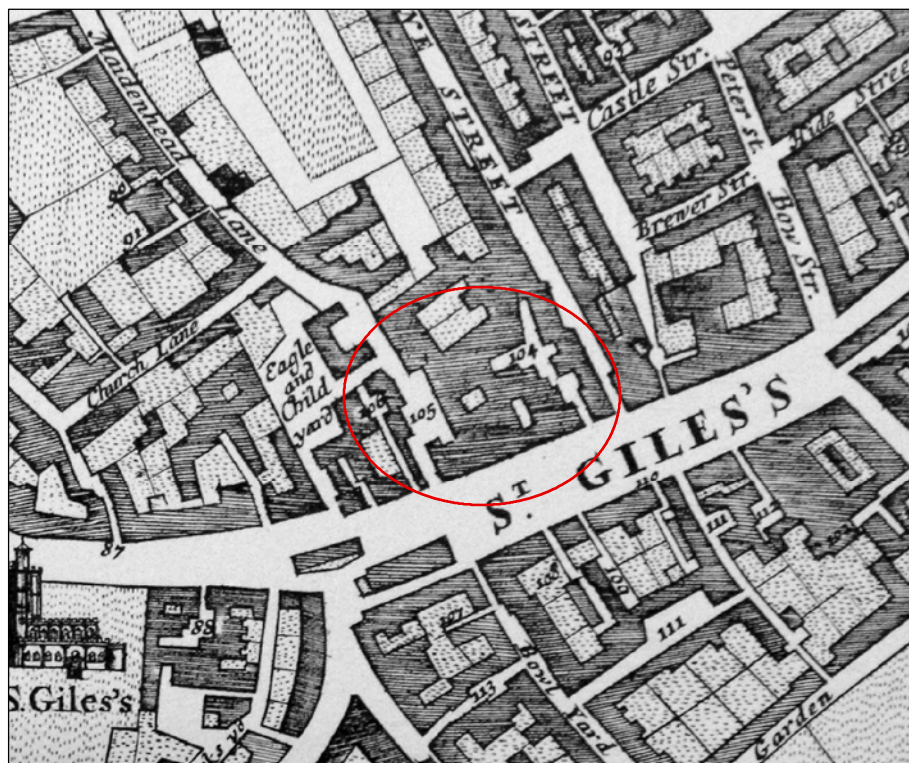
A) 1572 Braun & Hogenburg Map of London



B) 1658 Faithorne and Newcourt Map of London



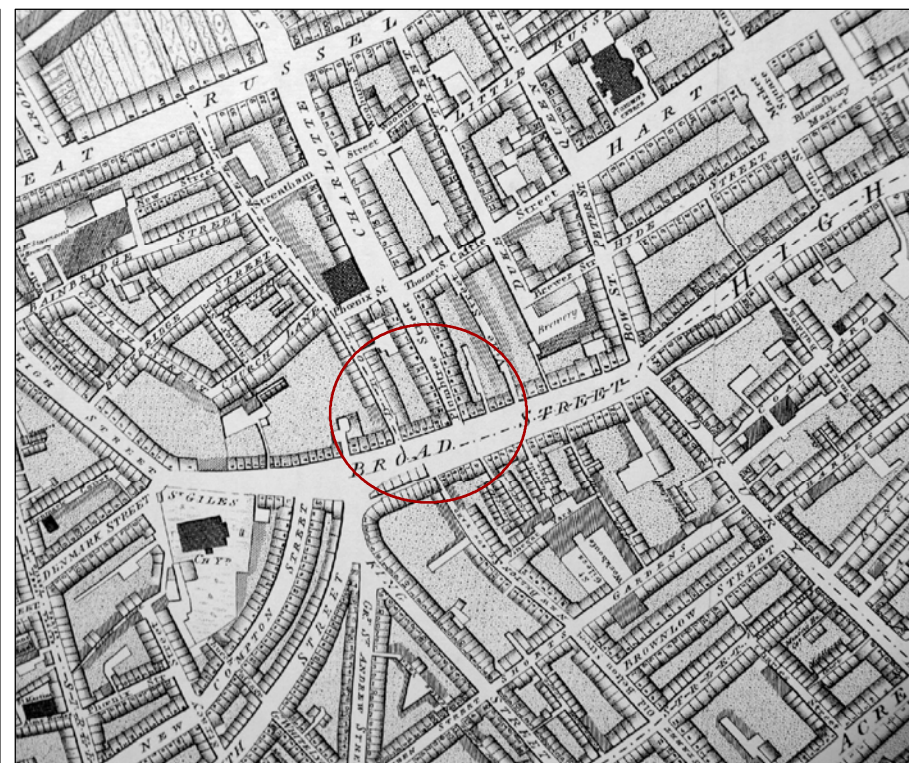
C) 1658 Hollar's Map of London



D) 1682 Morgan's Map



E) 1787 John Cary Map of London



F) 1799 Horwood Map



Approximate Site Location



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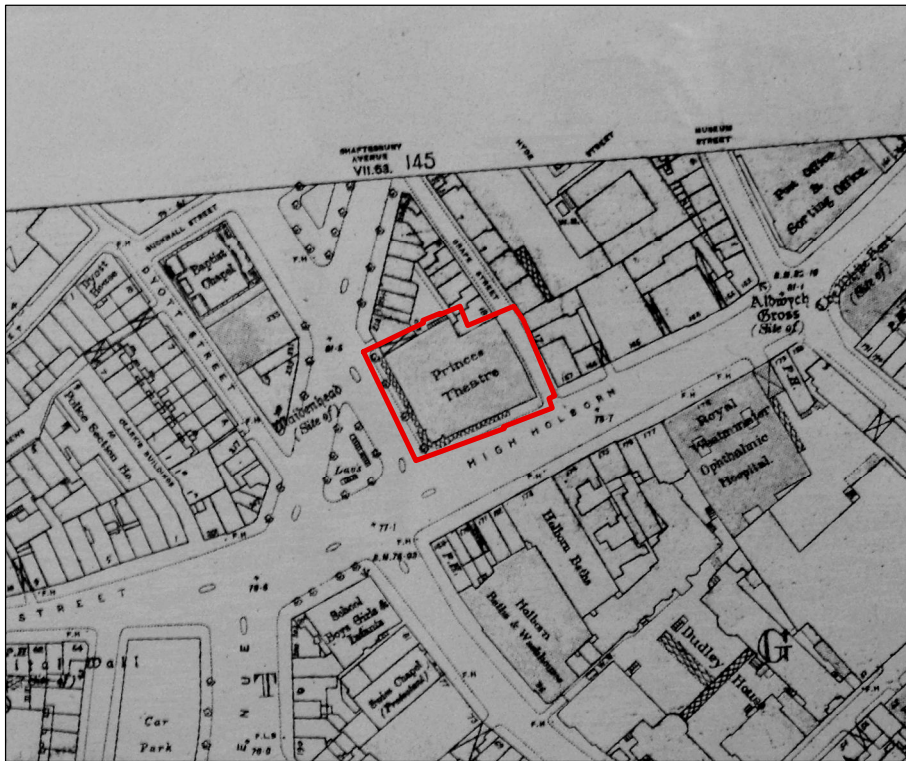




A) 1863 1st Edition OS Map (scale 1:2000)



B) 1880 Charles Booth Poverty Map of London (scale 1:4000)



C) 1932 Revised Edition OS map (scale 1:2000)



D) 1938 Goad Insurance Plan (Scale 1:800)



E) 1939-1945 Bomb Damage Map of London (scale 1:2000)



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Plate 1: Existing plant room underneath footpath of High Holborn, facing east



Plate 2: Existing plant room underneath footpath of High Holborn, facing west


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Plate 3: View of the public footpath from the southeast corner of the Shaftesbury Theatre, facing northeast



Plate 4: View of the public footpath from the southwest corner of Shaftesbury Theatre, facing southwest


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Plate 5: View of the public footpath from the southeast corner of Shaftesbury Theatre, facing north



Plate 6: View of the public footpath from the northwest corner of Shaftesbury Theatre, facing south

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