

Archaeological Impact Assessment

18-23 Hand Court
High Holborn Estate
SRG Holborn Ltd.

26th September 2018



18–21 HAND COURT London WC1V

London Borough of Camden

Historic environment assessment

September 2018



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

Executive summary

SRG Holborn Ltd has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 18–21 Hand Court in the London Borough of Camden. The scheme comprises the demolition of the existing building and the construction of a new multi-storey mixed use office and retail building. The existing basement would be enlarged to cover the site's footprint.

The site forms a part of the wider High Holborn Estate development. This report covers issues relating to the redevelopment of the named site only, and not the wider scheme.

This desk-based study assesses the impact on buried heritage assets (archaeological remains).

Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

- **Post-medieval structural remains** including those of the former public house on the site in the late-19th century. This may include footings and a possible barrel cellar (high potential), these remains will have likely truncated earlier deposits on the site;
- **Roman remains** including later agricultural features and possible funerary remains. The site lies on the periphery of the Roman western cemetery. Funerary evidence including cremation urns and an inhumation have been recorded nearby and may extend into the site. In the later Roman period, the extent of the cemetery appears to have shrunk, and was likely given to agricultural land. There is moderate potential for remains such as pits and ditches which would be of medium significance. Remains of burials are considered less likely but would be of high significance.
- **Later medieval remains.** During this period High Holborn, to the south of the site, was probably developed in a ribbon fashion. There is a low to moderate potential for remains of garden features or possible truncated structural remains. Such remains would be of low significance.

The area around the site was increasingly developed in the later medieval period, as settlement spread towards Westminster, possibly drawn by the growing number of institutions in the Holborn area. The site likely lay in open garden for much of this period, with remains being heavily truncated by later development. There is little evidence in the vicinity of the site to suggest occupation in the prehistoric or early medieval periods.

There is an associated basement level occupying approximately 45% of the site's footprint. This comprises a main basement along the western extent of the site, and a smaller, deeper basement courtyard in the south-east corner. The building's basement will have severely truncated any remains within its footprint. The basement courtyard will have entirely removed any remains within its footprint and likely extend to natural gravel. The remainder of the site is considered to have a generally high survival potential for archaeological remains. Impacts from the earlier post-medieval buildings would have removed earlier remains from within their footprints, but are considered to be heritage assets in their own right.

The construction of a new basement across the entire site's footprint would entirely remove any archaeological remains and possibly extend into natural gravels. There is not anticipated to be any further impact by new piles as any remains would have been removed by the basement level. The demolition and site preparation, including removal of the basement slab would likely truncate any surviving remains in the west of the site; in the east of the site this would likely be contained by modern made ground levels.

Owing to the site's location within an archaeological priority area and the potential for significant remains, it is likely that the LPA's archaeological advisor will request further investigation of the site's archaeological potential be carried out. This could entail an archaeological evaluation, which could comprise trial trenches, to confirm the presence of archaeological remains across the site and would inform the LPA of an appropriate mitigation strategy. It is possible that any such work could be carried out as part of an archaeological condition. An appropriate mitigation strategy might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not removed without record. Any archaeological work would be carried out under an approved Written Scheme of Investigation (WSI).

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 SRG Holborn Ltd has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 18–21 Hand Court; National Grid Reference (NGR) 530851 181645: Fig 1. The scheme comprises the demolition of the existing late 19th century (with possible 20th century alterations) building and the construction of a new multi-storey mixed use office and retail building. The existing basement would be enlarged to cover the whole site's footprint. The site forms a part of the wider High Holborn Estate development. This report covers issues relating to the redevelopment of the named site only, and not the wider scheme.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g. visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG, 2018); see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. The closest Listed buildings to the site are a group of Grade II listed 18th century terraced houses, 45m north of the site (**HEA 1**).
- 1.2.2 The site lies within the Bloomsbury Conservation Area. The Conservation Area is described as "an internationally significant example of town planning" (LBC 2011) which shows a gradual northward expansion from 1660 to 1880.
- 1.2.3 The site lies within the 'London Suburbs' archaeological priority area (APA), as defined by the London Borough of Camden. The APA covers a large area at the southern end of the borough. The composite area has been designated for its potential for archaeological remains from a range of periods including; Roman occupation, middle Saxon settlement of Lundenwic, the 12th century precinct of the Hospital of St Giles, the medieval suburb of Holborn and the Civil

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

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

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 300m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MOL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MOL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications.
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk
 - The London Society Library – published histories and journals
 - Camden Local Studies and Archives Centre – historic maps and published histories
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - SRG Holborn Ltd – architectural drawings (Buckley Gray Yeoman, April 2016)
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 26th of April 2017 in order to determine the topography of the site and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. During the site visit, geotechnical works on behalf of RSK were taking place, and visual inspections of these test pits were made. Observations made on the site visit have been incorporated into this report.
- 2.1.5 A copy of the Heritage Statement produced by KMHeritage (2017) has been received and examined.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the

vicinity of the site (i.e. within 50m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).

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

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at 18–21 Hand Court, WC1V 6JF (NGR 530851 181645: Fig 1). The site is currently occupied by late 19th to early 20th century buildings.
- 3.1.2 The site is bounded by High Holborn House, 52–54 High Holborn to the east, 22 Hand Court to the north and 56–57 High Holborn to the south. The eastern part of the site is bounded by Hand Court, a road accessed from Bedford Row to the north. The site falls within the historic parish of St Andrew Holborn (Phillimore), and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.3 The site is 900m north of the modern bank of the River Thames, and 730m west of the River Fleet, an ancient tributary of the Thames now diverted underground below Farringdon Road (Barton and Myers 2016).

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The area around the site lies on a slope, sloping downwards from north to south. Ground level 35m north of the site is at 24.8m OD on Bedford Court, sloping downwards to 22.6m OD on High Holborn 45m to the south-east.
- 3.2.3 The site lies on the shallowest part of this decline; ground levels in the north-west corner of the site lie at 24.6m OD, sloping to 23.8m OD in the south-east corner.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The site is within the Thames Basin, a broad syncline (depression) of chalk filled in the centre with sands and clays. Above these lie a series of (mainly) gravel terraces which represent former floodplains of the River Thames. Each terrace successively became incised and left dry as the river down-cut to lower levels. British Geological Survey (BGS) digital data shows the geology underlying the site and study area as Thames Terrace Gravels, overlying London Clay. The site itself is on the Lynch Gravel Formation.
- 3.3.3 There is currently no geotechnical data available for the site.
- 3.3.4 There is one historic BGS borehole located 30m east of the site on Brownlow Street (BGS ref: TQ38SW1905). The borehole was drilled by the Institute of Geological Sciences for LCC Public Health Engineering ahead of works to a stretch of sewer, drilled in 1898.
- 3.3.5 The borehole was drilled from a height of 23.5m OD. The borehole log records a c 3.0m thick deposit of 'made ground' (recorded as 10'), although no description of the made ground is given. This is noted as lying directly over natural 'loamy gravel' at 20.5m OD (3.0m below ground level).

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No archaeological investigations have been carried out within the site, although a total of 17 are recorded by the MOL Archaeological Archive within the study area. The majority of these investigations are located to on the south side of High Holborn, with a few to the north. These comprise a mixture of evaluations, watching briefs, excavations and three standing buildings recordings.
- 4.1.2 These investigations show a high level of post-medieval activity related to alterations to Gray's Inn and Lincoln's Field, although some Roman and medieval activity reflecting the longer history of the area has been identified. Whilst these provide a good picture of the development of these institutions and the area to the south of the road, the potential of the north-west of the study area is less well understood.
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environments changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Two residual hand axes dating to this period have been recovered in the study area as chance finds, one is located 135m north-west of the site on Eagle Street (**HEA 21**), and the other 190m south-east (**HEA 22**).
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no finds in the study area dating to these periods.
- 4.2.4 During the prehistoric period the site would have lain on fast draining gravels close to the Thames floodplain. Whilst this may have been an attractive location for early human settlement, there is little evidence to suggest activity was greater than small scale, possibly to exploit the resources of the river.

Roman period (AD 43–410)

- 4.2.5 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, centred on Lombard Street, c 1.9km to the south-east of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS 2000, 150).

- 4.2.6 The site lies immediately north of High Holborn, which follows the alignment of the principal Roman road from The city of *Londinium* to *Callaeva Attrebatum* (Silchester, Hampshire) in the west (Margary 1967, 82). Roman law forbade the burying of the dead in urban areas and consequently cemeteries were typically located on the main roads outside the settlement (Merrifield 1965, 94). The site likely lay close to if not within the north-west extramural cemetery, bordered on its eastern side by the River Fleet, 755m east of the site. Evidence of Roman burials has been identified in the study area but mainly as chance finds. A cremation urn was recovered in 1905 205m south-east of the site at Southampton Buildings as a chance find (**HEA 24**), and a further cremation urn found 240m east of the site as an antiquarian chance find (**HEA 25**). An unspecified archaeological investigation in 1952 by the Guildhall Museum recorded a stone coffin under an air raid shelter at Chancery Lane, 110m south-east of the site (**HEA 3**). Although no description of the find is available, it is possible that this was a Roman coffin owing to its location within the wider extent of the cemetery, and the relative absence of medieval burials in the area. A further Roman inhumation was recorded at 43–46 Southampton Buildings, 195m south-east of the site (**HEA 5**), truncated by later intercutting Roman features, perhaps suggesting a decrease in the area of the cemetery over time.
- 4.2.7 The area around the site may have also been used for agricultural purposes during the Roman period. A watching brief at 311–318 High Holborn, 145m south-east of the site (**HEA 4**) recorded a pit and post hole, along with a possible ploughed soil horizon. The remaining evidence in the study area comprises chance finds including a coin hoard at Lincoln's Inn Fields 245m south-west of the site (**HEA 23**) and an Etruscan bronze statue, 140m south of the site (**HEA 29**).
- 4.2.8 During the Roman period the site would have lain within open field to the north of the London to Silchester Road. It is possible that site was part of an extra-mural cemetery, although the majority of Roman funerary evidence appears to be at a distance of 110m–240m to the south and south-east of the site. It is likely that the site was primarily utilised for agricultural purposes but was unoccupied.

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

- 4.2.9 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 4.2.10 In London the trading port of *Lundenwic* developed in the area now occupied by Aldwych, the Strand and Covent Garden, c 875m to the south-west of the site (Cowie and Blackmore 2008, xv). With the Danish invasions of the late 9th century, the old walled Roman city was reoccupied in AD 886 by Alfred as a *burh* (fortified place).
- 4.2.11 The church of St Andrew beside modern Holborn Circus, c 615m to the south-east of the site, is first mentioned in documentary sources in AD 951 and 959, which refer to the 'old wooden church' with the dedication 'Sancte Andreas' beside the 'wide army street', which both suggests a mid-Saxon origin and that the church adjoined a reused Roman road, at an important crossing of the River Fleet (Schofield 1984, 32; Weinreb and Hibbert, 2008, 710).
- 4.2.12 The name Holborn may derive from the Anglo-Saxon *hol*, a hollow, and *burna*, a stream. This was the name given to the upper (non tidal) reaches of the river; *Fleet* was from the Anglo-Saxon word meaning tidal inlet (Weinreb *et al* 2008, 292). The GLHER includes the location of the medieval village on the eastern edge of the parish at the junction of modern Farringdon Road and Charterhouse Street, c 705m to the east of the site.
- 4.2.13 Towards the end of the period, references to manors, large landed estates which often formed the centre of local administration, begin to appear in documentary records. The area appears to have been a mixture of pasture, cultivated land and woodland, probably supplying produce to the City. *Holeburne* is recorded in Domesday Book (AD1086), with rents raised from two cottars (peasant cottagers) (*Domesday*, eds Williams and Martin 1992, 358). Part of

Bloomsbury to the west is recorded as having vineyards and woodland for 100 pigs (Weinreb and Hibbert 2008, 76).

- 4.2.14 Throughout this period, the site would have lain in open field, between the two areas of settlement of Holborn and Bloomsbury, and to the north of the old Roman road. Finds dating to this period comprise residual finds only; two sherds of pottery found during an excavation at Lincoln's Inn fields, 255m south-east of the site (**HEA 9**), and a further sherd of pottery found at Kingsway, 275m south-west of the site (**HEA 28**).

Later medieval period (AD 1066–1485)

- 4.2.15 At the end of the 12th century, the writer William FitzStephen recorded that the area north of the medieval City of London provided a place of recreation for its residents, with flowing streams, and springs and mills. The fields were used for pasture, as well as crops (quoted in Stow, 23–24).
- 4.2.16 The management of at least part of the land appears to have passed into the hands of the Greyfriars (Franciscan Brothers) of Newgate. In 1258, they had established a water supply system for the monastery, sourced near the Fleet River, but at the end of the 13th century the supply was declared inadequate and the lead pipe was extended to a reservoir in the vicinity of Queen Square, c 630m to the north-west of the site, which was fed by nearby springs. A conduit is noted on the GLHER at Chapel Street, 265m east of the site (**HEA 26**). A further conduit associated with the reservoir, the Devil's or Chimney conduit remained accessible under 20 Queen Square until 1911 (LeFaye 1980). Fragments of the water supply have been recorded further east at the junction of Lamb's Conduit Street and Great Ormond Street, 470m north-west of the site. Further elements of the water supply have been recorded in Rugby Street, 390m north and a fragment of lead supply pipe in Theobald's Road, 230m to the north.
- 4.2.17 During this period, the banks of the River Fleet, 750m east of the site, beyond the main settled areas, became a focus for often noxious industries such as tanning. During the 14th and 15th centuries the Fleet was used for the disposal of butchery waste and as early as 1307 there were complaints that the river was no longer navigable (Thornbury 1878, 416–426). Despite cleansing, the river was not returned to its original state; it was much reduced in breadth and depth and continued to cause problems for the City, as it repeatedly became choked with waste (Weinreb *et al* 2008, 292).
- 4.2.18 In the first half of the 12th century a tract of land between High Holborn and Chancery Lane was granted to Hugh de Paynes, grandmaster of the Knights Templar for the construction of their First Church. Known as the 'Old Temple' the house was completed in 1144 (Worley, 1907). From here donations and recruits were sent to bolster the crusading forces in the Levant. Lobel's map of London in 1270 (not reproduced) shows the location of the Old Temple, c 200m south-east of the site, near the house of the Bishop of Lincoln's Inn. Excavations in this area have recorded chalk foundations believed to be the footings of the Old Temple (**HEA 5**). The site lies just beyond the boarder of the map, but it is likely that it lay within open fields during this time. The presence of the Old Temple likely would have acted as a draw for settlement to expand westwards, possibly attracting further persons of note and enterprising merchants seeking to capitalise on newer markets outside the city walls.
- 4.2.19 In 1348, a local armourer called John Thavie bequeathed a large estate in the area to the upkeep forever of the parish church; the legacy was kept intact at the reformation and still funds the maintenance of the church today (St Andrew Holborn website). The tower and north and south aisles of the parish church were rebuilt c 1446 (Weinreb *et al* 2008, 741).
- 4.2.20 Prior to this bequeathal, the house later known as Thavie's Inn, was occupied by the Society of Lincoln's Inn. An Inn of Court, teaching law, the Society moved to Holborn in the mid-14th century, and took its name from either Thomas de Lyncoln, the Serjent of Holborn, or from Henry de Lacy, 3rd Earl of Lincoln (Weinreb *et al*, 2008, 485). The oldest surviving building is the hall, built around 1489, 140m south of the site (**HEA 29**).
- 4.2.21 A watching brief at Lincoln's Inn north gardens, 235m south of the site (**HEA 11**) noted the presence of redeposited brickearth containing medieval pot sherds. Other finds in the study area include the chance find of a medieval dagger in Lincoln's Inn Fields, 245m south-west of the site (**HEA 23**).
- 4.2.22 The area was increasingly developed in the later medieval period with the influx of prominent institutions and the establishment of the Inns. Early historic mapping (see below) shows

development spreading further westwards in the 16th century, this spread would have conceivably started much earlier, and by the 15th century the site may already have been drawn into the rear gardens or yard of a property fronting High Holborn.

Post-medieval period (AD 1485–present)

- 4.2.23 The Agas map of 1562 (Fig 3) shows that by the 16th century development from the City of London towards Westminster had already begun. The site appears to be formal gardens to the rear of large houses fronting on to High Holborn. The isometric and illustrative nature of the map makes it difficult to pin point the site's exact location.
- 4.2.24 Morgan's map of 1682 (Fig 4) shows the site is still within rear gardens, adjacent to Hand Yard. The map shows buildings bordering the south of the site, with an irregular plan, fronting onto Holborn and along Brownlow Street to the east; it is unlikely that these comprise one singular structure. The site lies on a roughly north-south orientated strip of land, likely associated with the south-western part of the buildings, fronting onto High Holborn. There is a small alley immediately west of the site, Strype's map of St Andrew's Parish of 1720 (not reproduced) labels this as "Hand Alley", but shows no change on the site. The alley name derives from the Hand-in-Hand public house, which stood on the corner with High Holborn (Old and New London Vol 4, 545–553). It is not noted on which side of the alley the Hand-in-Hand stood
- 4.2.25 Rocque's map of 1746 (Fig 5) shows substantial wider development around the site, with numerous new buildings and a street grid resembling the modern layout. On the site, no change can be observed, partly due to the nature of Rocque's map. The site is shown as entirely occupied by buildings, although no internal details are given. It is likely however, that the site was still occupied by gardens, but by now these had been surrounded by buildings and were therefore inaccessible for his survey.
- 4.2.26 Horwood's map of 1799 (Faden's revision 1813; Fig 6) has more detail than Rocque's map, and shows the internal configuration of the site. By the end of the 18th century, the eastern two thirds of the site were occupied largely by an internal open area associated with the terraces lining Holborn and Brownlow Street. It is likely that this represents a rear yard area. Along the western third of the site, a row of non-residential buildings (function unknown) are shown, fronting onto Hand Court.
- 4.2.27 By the time of the Ordnance Survey 1st edition 25":mile map of 1875 (Fig 7) the site has become almost entirely developed, with the Holborn entrance to Hand Court being covered. Only small areas of open land survive, the rest of the site has been replaced with buildings of a likely industrial or commercial nature owing to the irregularity of their shape and size. The south-western corner of the site is occupied by a public house, one of three noted along Hand Court, to the rear of this is a courtyard which occupies the south-eastern quarter of the site. The north of the site is occupied by a large irregularly planned building, possibly industrial or commercial in nature, although its function is not specified. This is likely the Vine Tavern, marked on an anonymous map from the mid-19th century (Fig 8)
- 4.2.28 The Ordnance Survey 2nd edition 25": mile map of 1896 (Fig 9) shows the public house is no longer on the site. The building that had comprised the public house is now shown as two smaller buildings, with the unmarked commercial property to the north. The internal courtyard area is still shown, although now smaller and L-shaped, no further changes are visible. The Goad fire insurance map of 1888 (Fig 10) shows in greater detail the configuration of the site. The site now comprises 11 units arranged around the courtyard. Of note in these buildings is a foundry in the north-east corner of the site, comprising three of the units here. The units in the south of the site are related to Hulett & Co. Lamp and Meter warehouse, which fronted onto High Holborn. No further details for these buildings are presented on the map, however, a degree of groundworks may have occurred for the construction of the foundry to accommodate machinery, furnaces and other features associated with smelting.
- 4.2.29 Booth's poverty survey of London describes Hand Court as containing 'small shops', and 'old picture and curio shops' (KMHeritage, 2017, 14). To the north of the site a large building is shown on the Ordnance Survey 2nd edition map. This is the 'City of New York', built in 1897–1898 (*ibid*), and replaced the earlier establishment here. By 1911, the building had become a club for ex-servicemen known as 'The Veteran's Club' established four years earlier by Major Arthur Haggard (*ibid*).

- 4.2.30 The LCC Bomb Damage map of 1939–1945 (Fig 11) shows the Holborn area appears to have been badly hit during the war, as several buildings in the immediate vicinity of the site are coloured purple or black, indicating damage beyond all repair or complete destruction. The three buildings along the western extent of the site have been seriously damaged by bombing in World War II (coloured dark red), and repair was doubtful. It is likely that the damage to the site was residual from an impact to the west, rather than a direct hit.
- 4.2.31 The Ordnance Survey 1:2500 scale map of 1951 (Not reproduced), shows that the buildings damaged during the war may have been repaired on the site, or replaced. Although property boundaries have appeared to change following the end of World War II, the site is occupied by buildings on a similar configuration as during the wartime period. The buildings of 23, 20, and 19 Hand Court are all shown to be one large complex, likely used for warehousing or other industrial purposes, the small courtyard area is still present in the east of the site. By the time of the Ordnance Survey 1:2500 scale map of 1958 (Fig 12), the buildings in the north of the site are labelled as “Montagu House”. The Veteran’s Club moved out in 1948 and the buildings were now occupied by the West Central Jewish Settlement and Club, who had lost their previous premises to bombing in the war (KMHeritage, 2017 16). The building was renamed in honour of their founder Lily Montague. Plans for alterations to the interior of these buildings were drawn up to accommodate new classrooms and offices (*ibid*).
- 4.2.32 There has been no change to the layout of the site since the mid-20th century. Consultation with David Sorapure of MOLA Standing Buildings team suggests that the existing building on the site was repaired post-war (Fig 13). This building has a basement which covers approximately 40% of the site’s footprint, a further 5% of the site contains a basement courtyard associated with High Holborn House.

5 Statement of significance

5.1 Introduction

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

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 There is no geotechnical data for the site. Based on BGS boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:
- Current street level is at 24.0m–24.8m OD. Ground level slopes down from Bedford Court in the north towards High Holborn in the south (Fig 14). Internal ground floor level varies between 24.2m OD in the north-west to 23.8m OD in the south-east
 - The top of untruncated Gravel is predicted to lie at 21.0m–21.8m OD (3.0mbgl).
- 5.2.2 Between the top of the natural and the current ground level is modern made ground and undated made ground. The latter may potentially contain remains of archaeological interest. No further information as to its composition was available in the historic borehole records.

Past impacts

- 5.2.3 The existing building has an associated basement level covering c 40% of the site's footprint (Fig 16; Fig 17). This basement level has a floor level of varying from 21.3m OD to 21.4m OD (1.9m below ground level). Allowing a basement slab thickness of 0.3m this takes the total depth of truncation to 21.0m–21.1m OD (3.0m below ground level).
- 5.2.4 Based on the level of natural geology this would have almost entirely removed any remains from within its footprint, although a thin layer of horizontal stratigraphy may have survived. A visual inspection of three test pits carried out on behalf of RSK was made during the site visit. These identified natural gravels beneath the basement slab, with the exception of one test pit, where a thin, dark deposit was observed; this is likely undated made ground (Fig 15).
- 5.2.5 In the south-east corner of the site there is a basement level courtyard, associated with the adjacent building. The floor level here is at 20.0m OD, with an assumed slab thickness of 0.3m. The total depth of impact here would lie at 19.7m OD. This would have entirely removed any remains within its footprint and likely extend into underlying gravels.
- 5.2.6 The Goad map of 1888 (Fig 10) shows that a foundry was located in the north-east corner of the site at the end of the 19th century. The nature of this feature is not well understood, but it is likely that a degree of groundworks took place to accommodate necessary equipment and conditions for smelting (including furnaces and mechanical equipment, e.g. hoists). Any ground works would have removed earlier remains within their footprints, although it should be noted that remains of the foundry would be considered heritage assets in their own right.

Likely depth/thickness of archaeological remains

- 5.2.7 There is likely to be up to 3.0m of undated made ground outside the basement areas which may contain archaeological remains. Beneath the basement level in the west of the site there may be archaeological remains within a possible thin layer of undated made ground.
- 5.2.8 There is expected to be no survival in the south-east corner of the site, beneath the basement

courtyard.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential for prehistoric remains.* Despite the site's location on fast-draining gravels in close proximity to the River Thames, which would have been ideal conditions for early human settlement, there is little evidence for occupation in the study area. What evidence for prehistoric activity exists comprises two residual flint artefacts.
- 5.3.3 *The site has a moderate potential for Roman remains.* The site lies 1.9km from the centre of the Roman city of *Londinium*, adjacent to Watling Street, a major road to the north. The site lies possibly within or immediately outside the area of the extra-mural western cemetery, which started on the western bank of the River Fleet, 755m east of the site, and spread westwards. On the south-side of High Holborn cremation urns, an inhumation burial and a possible stone coffin have been noted through archaeological investigation and as chance finds. The inhumation burial was found truncated by later Roman ditches, possibly agricultural in nature, suggesting that the extent of the burial ground shrunk over time and was given over to other uses. A possible ploughed soil horizon, a pit and a post hole were uncovered 145m to the south-east of the site during an investigation. Although less likely to be present, any remains of Roman burials associated with the western cemetery would be considered of **high** significance, Roman agricultural features such as pits, ditches, and buried soil horizons would be of **medium** significance. Both are based on their evidential value.
- 5.3.4 *The site has a low potential for early medieval remains.* During this period the site would have lain in the open field between the largely abandoned Roman city of *Londinium* and the Saxon trading port of *Lundenwic* (centred on Covent Garden). Archaeological evidence for activity related to this period comprises residual finds of pottery only, and whilst the area may have been used for agricultural purposes, at present no evidence has been recovered for extensive occupation.
- 5.3.5 *The site has a low to moderate potential for later medieval remains.* The lands between the City of London and Westminster began to be increasingly developed during this period. From the middle of the 12th century, the Knights Templar had established a church, the Old Temple, c 200m south-east of the site, adjacent to the property of the Bishop of Lincoln which may have acted as a draw for people to move westwards, outside of the City. By the 13th century, the Grey Friars had established a house, 215m north-east of the site, and in the 14th century, Lincoln's Inn Court had been established 200m south of the site. Throughout this period, it is reasonable to suggest that the road to Westminster was developed in a ribbon fashion, although archaeological evidence for the medieval development of the area is largely limited to features relating to those named. Early historic mapping shows the site lying within rear gardens of properties fronting onto High Holborn. The site was later developed in post-medieval period, which has likely truncated earlier remains. Footings of earlier buildings may survive in a highly truncated state, and would be considered of **low** significance based on evidential value and the level of past impact.
- 5.3.6 *The site has a high potential for post-medieval remains.* The site was developed from the 16th century onwards. Initially this was as rear gardens for properties fronting onto High Holborn, but by the 18th century the area of Hand Court had begun to be enclosed, by possibly warehouses or commercial properties. There is likely little evidence of these earlier buildings along the western edge of the site, as they will have been removed by the existing basement there. In the 19th century the site was occupied by a public house, which likely had an associated barrel cellar. In the north-east of the site, a foundry was established towards the end of the 19th century. Whilst the footings and cellar of the public house, and the footings and features associated with the foundry have likely removed earlier remains from within their footprints, they are considered to be heritage assets of **low** significance based on their evidential and historic values.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed development entails the demolition of the existing building and the construction of a new multi-storey, mixed use retail and office building. The basement level would be expanded to cover the site's footprint at a uniform structural slab level of 20.8m OD (Fig 19). The slab is proposed to be 0.8m thick taking the total level of impact to 20.0m OD.
- 6.1.2 There would have new lift pits, to an assumed depth of 1.3m beneath the basement structural slab level taking the depth of impact in these areas to 19.5m OD.
- 6.1.3 At the time of writing no details for the proposed foundations were available. It is assumed that these would comprise new piles, inserted after basement excavation.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 As outlined in section 5.2 the site has a potential for up to 3.0m of undated and modern made ground which may contain archaeological remains from the Roman, later medieval and post-medieval periods. Within the footprint of the existing basement and basement courtyard archaeological survival is expected to be minimal.

Basement construction

- 6.2.4 The construction of a new basement level across the site to a purposed impact depth of 20.0m OD would extend well into natural gravels and remove any surviving archaeological remains; only the bases of very deep cut features may survive in a highly truncated state.

New piled foundations

- 6.2.5 It is assumed for the purposes of this assessment that new piled foundations would be inserted after construction of the basement level. These are unlikely to have any further impact to archaeological remains as they will have been removed by the construction of the basement level.

New Services/lift pits

- 6.2.6 The addition of new lift pits to a potential impact depth of 19.3m OD would extend deeper into the natural gravels removing all archaeological remains within their footprints.

7 Conclusion and recommendations

- 7.1.1 The site is 18–21 Hand Court, Holborn. Approximately 45% of the site's footprint is covered by basements. The site does not contain any statutorily designated assets such as scheduled monuments or listed buildings. The site lies within the 'London Suburbs' Archaeological Priority Area.
- 7.1.2 Archaeological survival on the site is considered to be generally high in the eastern part, outside the footprint of the existing basement level and basement courtyard level. Based on predicted levels of natural geology, there is possibly up to 3.0m of archaeological remains here, within undated made ground. Historic mapping shows a foundry in the north-east corner of the site, which would have likely removed earlier remains within its footprint, however these are considered to be heritage assets in their own rights. Beneath the existing basement level there is a generally low potential for remains. The existing basement courtyard level is expected to have completely removed any earlier remains from within its footprint.
- 7.1.3 The site is considered to have a high potential for post-medieval remains outside the area of the existing basement/external courtyard, which could include footings and the possible cellar of the former public house on the site. This would have possibly removed earlier remains within its footprint. In the later medieval period, the site likely lay within rear gardens to properties lining High Holborn, and such remains may survive beneath the former post-medieval structural remains. During the Roman period the site would have lain near to or within the periphery of the western cemetery, which over time appears to have shrunk as evidenced by burials truncated by later Roman features.
- 7.1.4 The construction of a new basement and lift pits across the entire site's footprint would extend into natural gravels entirely removing any archaeological remains. There is not anticipated to be any further impact by new piles as any remains would have been removed by the excavation for the basement.
- 7.1.5 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Footings of former post medieval buildings including possible cellars, and foundry (High potential)	Low	The construction of a new basement level across the site's footprint would entirely remove any archaeological remains and extend into natural gravels.
Later medieval features, including garden features or possible structural remains (Low to moderate potential)	Low (owing to likely truncation)	
Roman features including agricultural pits and ditches and burials (Moderate potential)	Medium (agricultural features) to high (burials, considered less likely to be present)	Significance would be reduced to <i>nil</i> .

- 7.1.6 Owing to the site's location within an archaeological priority area and the potential for significant remains, it is likely that the LPA's archaeological advisor will request further investigation of the site's archaeological potential be carried out. This could entail an archaeological evaluation, which could comprise trial trenches, to confirm the presence of archaeological remains across the site and would inform the LPA of an appropriate mitigation strategy. It is possible that any such work could be carried out as part of an archaeological planning condition. An appropriate mitigation strategy might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not

removed without record. Any archaeological work would be carried out under an approved Written Scheme of Investigation (WSI).

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 300m-radius study area around the site and listed buildings within 50m. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was first obtained on 03/04/2017. The updated GLHER data was received on 21/09/2018 and is the copyright of Historic England 2018.
- 8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained in October 2016. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

CA – Cotswold Archaeology

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

ELO – GLHER event unique identifier

GLHER – Greater London Historic Environment Record

GM – Guildhall Museum

ILAU – Inner London Archaeology Unit

MLO – GLHER monument unique identifier

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

OAU – Oxford Archaeology Unit

PCA – Pre-Construct Archaeology

TT – Time Team

WA – Wessex Archaeology

HEA No.	Description	Site code/ HER/NHL No.
1	46, 47, 47A, & 48 Bedford Row, Camden Grade II listed 3 Terraced houses. Late 18th century in date with later alterations. No.47 with two entrances. Yellow stock brick. 4 storeys and basements. No.46: 3 windows. Segmental-arched entrance with keystone, impost blocks and pilasters to door frame; patterned radial fanlight and panelled door. Ground floor recessed C20 sash windows, 1st, 2nd, and 3rd floor stucco architraved sashes. Stucco 1st floor and sill band, the brickwork in between partly painted. Stucco cornice and blocking course. No.47 & 47A: 2 windows. 2 wood doorcases with panelled reveals, carved brackets carrying hoods; fanlights and panelled doors. One recessed sash window with painted red brick flat arch between the doors. Stucco sill band to 1st floor. Stucco architraved sash windows to 1st, 2nd, and 3rd floors. Stucco cornice and blocking course. No.48: 2 windows. Stucco ground floor with arched entrance, fanlight and panelled door. Recessed C20 sash to left. 1st floor architraved 20th century sashes with wrought-iron balcony. Stone band 2nd floor sill level. 2nd and 3rd floor 20th century recessed sashes. Parapet with brick band. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. Nos 46-48 (consec) form a group closing the vista at the south end of the street.	Listing Entry no. 1244583
2	Gray's Inn, The Hall: North Porch <i>Standing Building Recording, Watching Brief. PCA, 2006</i> Possible natural gravels were recorded beneath the concrete slab in a trench for a lift. Only 1950s brickwork was observed during the building survey on the west side of the entrance in the south wall.	GYN06 ELO6959
3	Air Raid Shelter, Chancery Lane <i>Unknown Investigation. GM, 1952</i> A stone coffin found under air-raid shelter. Archive consists of a single photograph.	GM425
4	311–318 High Holborn <i>Evaluation and watching brief. MOLA, 2004, 2006</i>	HHY04 ELO6017

HEA No.	Description	Site code/ HER/NHL No.
	<p><u>2004</u>: Two probable gravel extraction pits were found cut into the natural gravels. One of these produced two sherds Roman pottery dated to mid-1st to mid-2nd century, the other, two fragments of medieval peg tile, although mid-16th to 18th c objects found by contractors may have also come from this feature. These comprised a potsherd dated to mid-16th - 18th century, the bases of two glass bottles and a clay pipe stem.</p> <p><u>2006</u>: Monitoring of ground reduction of the site. Several features were observed, including a Roman pit and posthole, and a possible Roman ploughed soil horizon, a post-medieval gravel extraction pit and a 19th-c soakaway. Natural gravels lay beneath the basement slab</p>	<p>ELO7649 MLO59307 MLO78229</p>
5	<p>43–46 Southampton Buildings <i>Watching brief, excavation. MOLA, 2000</i> Excavations in the light well in the northeast of the site revealed natural gravels cut by a possible ditch which contained an east-west inhumation burial. The burial had been truncated by one of a series of inter-cutting Roman features. These features were succeeded by a substantial, curved chalk foundation which may be identified as the remains of the first church of the Knights Templars, dated to the 12th century. In a watching brief in the area of the basement, further Roman deposits were recorded.</p> <p>43–46 Southampton Buildings <i>Watching Brief. MOLA 2011</i> Six new drain headings were monitored which were up to 1.6m deep. Archaeology was observed in two of the trenches. Up to 0.8m depth of levelling deposits dating from the 18th century onwards were observed towards the north end of the Street. At the south end of the street a century 18th brick soakaway and associated construction backfill were observed close to the junction of the north-south and east-west arms of the street.</p> <p>Southampton Buildings, City of London WC2A 1AL Not yet within the public record.</p>	<p>SNB00 ELO14999 MLO107475 MLO18053</p> <p>SOH11 ELO15225</p> <p>SHB15</p>
6	<p>Staple Inn <i>Watching Brief. PCA, 2006</i> Two service trenches within the passageway leading into the courtyard area were monitored. Modern trench backfill was recorded.</p>	INH06
7	<p>15 Old Square, Lincoln's Inn Fields <i>Watching Brief. MOLA, 2004</i> Natural brickearth had been truncated by the construction of the basement floor. In the NW of the basement were recorded the remains of a hearth or furnace, found in association with two waste pits and a later structural cut. No dating material was recovered but residual 17th-century material was recovered from a later context, suggesting that the activity within this area was broadly of the same period.</p>	OSQ04 ELO6128
8	<p>Lincoln's Inn Chapel Undercroft <i>Watching Brief. DGLA, 1991</i> The work monitored limited disturbance to interments and other archaeological features. An adult inhumation below the ledger slab of Polydore Plumtree (d. 1777) was recorded and reburied, as was a slab found within another grave shaft warning grave diggers that they were approaching the top of the coffin of Peter Holford (d. 1804). A trial pit exposed a short length of wall, built with mortared chalk and greensand. This appears to be medieval and indicates that an earlier structure, possibly a chapel, stood on the site.</p> <p>The Chapel, Lincoln's Inn <i>Watching Brief. MOLA, 1993</i> A large pit or trench of 16th/17th century date cut the natural brickearth. This and a buried soil were sealed by extensive levelling deposits of similar date, probably in preparation for the construction in the 16th and 17th century of the earlier buildings currently occupying the site, in particular, the Old Hall, the Old Buildings and the Chapel itself.</p>	<p>LIC91 ELO3887 MLO58970 MLO58971</p> <p>LNI93 ELO3910 MLO75724 MLO76585 MLO76586 MLO60000MLO60001 MLO60002 MLO60003</p>

HEA No.	Description	Site code/ HER/NHL No.
9	<p>Lincoln's Inn Fields <i>Excavation. TT, WA, 2008</i> Five trenches were excavated, three within Lincolns Inn and two targeted on geophysical anomalies in Lincolns Inn Fields to the west. In none of the trenches were natural deposits encountered. Two residual sherds of possible early Saxon pottery were recovered, but the majority of features and deposits in both areas were of modern date, comprising demolition rubble, made-ground and imported garden soil. Structural evidence relating to 19th-century buildings was found in two trenches in Lincolns Inn, and three postholes, with posts burnt in situ, were recorded in Lincolns Inn Fields. Part of a Second World War bomb shelter was also recorded in Lincolns Inn Fields.</p>	<p>LF108 ELO10284</p>
10	<p>The Great (New) Hall, Lincoln's Inn Fields <i>Standing Building Recording. MOLA, 2003</i> The Great (or New) Hall and the Library of Lincoln's Inn, listed Grade II*, were built in 1842-5 to a design by P Hardwick, and the Library was extended in 1871-3 by GG Scott. Alterations to the ground-floor kitchens and mezzanine service rooms, directly under the hall, as well as to the screen at the south end of the hall, were monitored and the original fabric of the building was recorded where newly exposed. An original service staircase at the north side of the kitchens was uncovered and recorded, together with details of other staircases in the southwest tower.</p> <p>East Terrace, Library and Under Treasurer's House <i>Watching brief. MOLA, 2016</i> Ground works were monitored on two parts of the site; the East Terrace, the Library and Under Treasurer's House. A late 15th- or early 16th-century brick well, recorded in the area of the former East Terrace, may be related to widespread building activity in the first decade of the 16th-century. Along the perimeter of the site, north of the Library, a stretch of brick wall was preserved below the modern ground level under the existing boundary wall. A single brick from this wall was tentatively dated to the first half of the 16th century. Later brickearth quarries, observed in both areas of the site, were backfilled in the second half of the 16th century and in the early 17th century. Amongst the fills was a notable collection of specialised pottery made for the Inns of Court from the Surrey/Hampshire border.</p>	<p>NHL03 ELO14505</p> <p>NWM16 ELO17528</p>
11	<p>Lincoln's Inn, North Gardens <i>Watching Brief. DGLA, 1986</i> Observation in 1988 of a trench across an embankment at the north boundary wall recorded beneath the garden soil building rubble overlying brick footings; three clay pipe bowls suggest that the demolition occurred in the late 17th century. Beneath the modern debris in a second trench was found redeposited brickearth from which sherds of medieval pottery were recovered.</p>	<p>LIN86 ELO3891 MLO64067 MLO64073</p>
12	<p>27-28 Lincoln's Inn Fields <i>Watching Brief. OAU, 1997</i> Three trenches revealed archaeological deposits with good dating evidence, appearing to post-date 1700, when the N side of Lincoln's Inn Fields was redeveloped. Two other trenches were below modern ground level in the 19th- and 20th-century basements; no significant deposits were encountered</p>	<p>LIF97 ELO3888 MLO71454MLO71968 MLO71969</p>
13	<p>Chichester House, 278-282 High Holborn <i>Watching Brief, MOLA 2008</i> One trench in the south-east part of the site was monitored. Natural gravel was cut by a 19th-century pit containing burnt wood, dumped building material and cesspit deposits. This was sealed by modern concrete across the site.</p>	<p>HHV08 ELO11349 MLO103542</p>
14	<p>Sir John Soane Museum <i>Standing Building Recording. PCA, 2009</i> Restoration of Sir John Soane's Museum was informed by the excavation of small test pits in the basement and the removal of small areas of floor boards and wall plaster on the ground, first, second and third floors of numbers 12 and 13, Lincoln's Inn Fields. At basement level, drains and foundations of 18th and 19th-century date were observed below the floor. In the upper rooms, rare Chinese wall tiles and early-19th century wallpapers were revealed.</p>	<p>JSN09 ELO14494</p>

HEA No.	Description	Site code/ HER/NHL No.
15	The Aurora, 88–93 High Holborn <i>Evaluation. WA, 1998</i> Natural gravels were sealed by modern disturbance	HBN98 ELO3542
16	Lincoln's Inn Fields <i>Excavation. Unknown Unit, 1965</i> No further information is available in the MOL Archaeological Archive	LI65
17	Lacon House, Adastral House <i>Evaluation. MOLA, 1998</i> The evaluation trenches were located in the front courtyard of Lacon House, the only area not affected by the deep basements of the present buildings. Above natural gravels in the south-west and north-east corners of the courtyard, infilled basements, of 19th-century properties fronting Theobald's Road and Harpur Mews, were found. Above natural gravels in the centre of the courtyard was a sequence of late 17th-century dumped deposits cut by a number of pits, drainage or sewer trenches and foundation trenches, of 18th and 19th century date.	TEO98 ELO4692 MLO72240MLO72241 MLO72242 MLO72243
18	Chancery Lane Formerly New St or Chancellors Lane, it was built by the Knights Templar around 1160. The road was paved in 1542 and again in 1547. Agas has it named as Chancerie Lane and Rocque records it as Chancery Lane	MLO17819
19	Portpool Lane A medieval road, present in 1237, marked on the GLHER	MLO17852
20	Gray's Inn The society of Grays Inn settled on the site in the 14th century, with the medieval buildings grouped around what is now south square. The earliest surviving building is the hall 'redified' 1556-60, but extensively rebuilt c1950. Grays Inn Square was built c1676-88. The gardens were laid out c1598, legend suggests by Francis Bacon. They now contain early 19th century chambers, Raymond and Verulam buildings. Grays Inn suffered extensive damage during the Second World War and was rebuilt c1950-60 in a neo-Georgian style sympathetic to the old work. Grays Inn was formerly the manor house of St Pauls prebend of Portpoole. it became the property of Degrays of Wilton c1294.	MLO21218 MLO59307 MLO103787 NHL 1000351
21	Findspot – Eagle Street A Palaeolithic flint axe is noted here on the GLHER	MLO17694
22	Findspot – Holborn A lower Palaeolithic hand axe is noted here on the GLHER	MLO17751
23	Findspot – Lincoln's Inn Fields Hoard of several hundred copper coins, mainly Victorianus & Tetricus. They were found c1750 in a carved stone urn. A medieval dagger is noted here on the GLHER	MLO17776 MLO71765
24	Findspot - Southampton Buildings A cremation urn containing ash and burnt bone is noted here on the GLHER – recovered in 1905 A Roman bowl is noted here on the GLHER	ELO5710 MLO17783 ELO5711 MLO28155
25	Findspot – High Holborn A Roman cremation urn is noted here on the GLHER, recovered in 193-	ELO5692 MLO17800
26	Chapel Street – Conduit Built by at least 1432 probably built to supply Grey Friars system for the monastery. Of the same name as part of the Charterhouse Priory Conduit (GLHER ref 080405), but probably a different conduit system.	MLO17816
27	Findspot – Lincoln's Inn A Roman die and Etruscan pot are noted here on the GLHER	ELO5700 MLO18042
28	Findspot – Kingsway/Gate Street A sherd of Ipswichian-type pottery dating to the early medieval period is noted on the GLHER	ELO5054 MLO22221
29	Lincoln's Inn Lincoln's Inn stands on the west side of Chancery Lane. The old buildings are situated around an irregular quadrangle with the hall on the west side, the	MLO8572 MLO59411 MLO103802

HEA No.	Description	Site code/ HER/NHL No.
	gatehouse to Chancery Lane on the east and the chapel on the north with groups of chambers extending to the south beyond the hall. The society of Lincoln's Inn moved to this site c1422 occupying the town house of the bishops of Chichester who had lived there since c1227. The oldest surviving building is the hall built between 1489-92. The chambers at Nos 18-20 old buildings date from 1524. No 16 old buildings and 12 & 13 new square were built c1534. Nos 21-24 old buildings were rebuilt in 1609. The chapel dates from 1620 and was considerably restored in 1685. New square was built in the late 17th century with the top storey an 18th century addition. During the mid-19th century the new hall and library were added in elaborate Tudor style to the designs of Philip Hardwick, with additions to the library at the east end by Sir George Gilbert Scott 1871-3. Further alterations and additions were made during the 20th century.	NHL 1000819
	Findspot – Lincoln's Inn Field An Etruscan bronze statue is noted in the GLHER	MLO23579
30	10 South Square Site of building, demolished in 1970	MLO28852
31	14 South Square 17th–18th century pottery was recovered during an unmarked excavation in the 1960s	MLO31834
32	Theobalds Road An ancient wooden conduit in excellent state of preservation was found in workman's trench during works on tram electrification in November 1905. Thought at the time to be associated with Lambs Conduit nearby (GLHER ref 082016)	MLO6969
33	31 Kingsway – Air Raid Shelter Noted on the GLHER	MLO72350
34	Snow Hill – Air Raid Shelter Noted on the GLHER	MLO72352
35	Kingsway Seven pieces of pot and animal bone of unknown date were found during the construction of the Kingsway 4 Craven Buildings Top portion of a human skull found during construction of the Kingsway. Date unknown	MLO9323 ELO685 MLO8084
36	Grays Inn Road Possibly Holborn End Two cremations in urns. One is grayware with a smoothed lattice pattern of around 100 to 150 AD. The other is biconical and of buffware.	ELO5685
37	Brooke Street (Fox Court), London EC1 <i>Evaluation. ILAU, 1975</i> Uncovered a brick-lined pit containing pottery of the first half of the 17th century. The basement had removed any other archaeological remains or deposits overlying natural stratigraphy.	ELO3276
38	143–150 High Holborn, 30–40 Brooke Street, 2–12 Gray's Inn Road, London EC1 <i>Watching Brief. ILAU, 1980</i> Traces of two pits of probable 16th-century date were recorded in the centre of the site. Redeposited Roman pottery was also recovered.	BRK80 ELO2878
39	1-3 Staple Inn, Staple Inn Hall, London WC1 <i>Watching brief. MoLAS, 1996–97</i> No archaeological deposits were recorded on the site. Natural sands and gravel were observed at 16.7m OD.	STI96 ELO4633
40	Former Patent Office, 10 Furnival Street, EC4 <i>Evaluation. MoLAS, 2001</i> Six geotechnical pits and seven evaluation pits were excavated on site. These revealed redeposited brickearth that probably relates to a period of quarrying possibly dating to the Roman period. A series of post-medieval dumps and pits were exposed the majority being from the 17th century. A number of wall segments dated to the 18th century were found although over much of the	FUT01 ELO1280

HEA No.	Description	Site code/ HER/NHL No.
	<p>area the degree of truncation was extensive. Natural sand and gravel was observed at 16.7m OD within the building and 17.3m OD outside the building to the north.</p> <p><i>Watching brief. MoLAS, 2002</i></p> <p>The area of the site had been comprehensively quarried and post-medieval quarry fills were observed throughout the area of the site. They were dated to mid- to late-17th century. The quarry fills contained a medieval brick. They were cut through, in turn, by the brick foundations of the previous Patent Office and the wall foundations of the 19th century Great Seal Patent Office were traced. Natural brickearth was observed at 17.5m OD with truncated gravel at 15.4m OD.</p>	ELO1310
41	<p>46–47 Chancery Lane, Holborn, City of London, WC2A 1JE</p> <p><i>Watching Brief. CA, 2011</i></p> <p>Natural gravels had been truncated by the modern floor slab and the foundations of the present building. Archaeological remains survived beneath the floor slab and locally beneath the foundations and comprised late medieval/early post-medieval quarry pits and a post-medieval brick foundation or cesspit lining with associated fills dating to the 17th or 18th century. Artefacts recovered included medieval and post-medieval pottery, brick, roof tile, animal bone and marine shells.</p>	CYU11 ELO14339
42	<p>Lincoln's Inn Fields, Camden, London WC2</p> <p><i>Watching Brief. MoLAS, 2005</i></p> <p>A large rubbish pit of 17th-century date (possibly initially a quarry pit) was recorded. Natural sands and gravels at 19.2m OD</p>	LCF05 ELO6452
43	<p>New Square (east of the Great Hall), London WC2</p> <p><i>Watching Brief. MoLAS, 2002</i></p> <p>The first pit was 1.0m square, situated in the light well east of the Hall's kitchens: it showed that the hall was built on brick spread foundations dug into loose ash representing domestic waste. The second pit (c 0.5m x 1.6m) was on the terrace next to the eastern retaining wall; below the made ground was a similar ashy deposit, along with oyster shell and pig bones. The boreholes were on the south and north ends of the terrace in which the ash was again encountered, to a maximum thickness of c 6.0m. This was probably part of a dump that was reworked to create the terrace, or the backfill of quarry pits. No features or finds earlier than possibly medieval were encountered. Truncated natural gravel at 15.3mOD.</p>	ELO335
44	<p>Red Lion Square, Camden, WC1</p> <p><i>GLHER location of Late 17th Century square</i></p> <p>Rectangular enclosure laid out as a public pleasure ground.</p>	MLO102720
45	<p>39 Kingsway Exchange, WC1 – Air Raid Shelter</p> <p>Noted on the GLHER</p>	MLO72351

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

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

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF has been revised and a new NPPF was published in July 2018 (MHCLG 2018).

Conserving and enhancing the historic environment

- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more

than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

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

Considering potential impacts

Para 193. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 197. 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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. Local planning authorities should 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 accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. 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 the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Greater London regional policy

The London Plan

- 9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2016).
- 9.3.2 Policy 7.8 of the adopted (2016) London Plan relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
 - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.3.3 Para. 7.31A supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 9.3.4 It further adds (para. 7.31B) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when

making a decision on a development proposal'.

- 9.3.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.
- 9.3.6 The current 2016 consolidation Plan is still the adopted Development Plan. However, consultation on revisions to the Plan was open until 2nd March 2018, and the *Draft New London Plan* is a material consideration in planning decisions (GLA website, 2017).
- 9.3.7 Policy HC1 "Heritage conservation and growth" of the Draft New London Plan relates to London's historic environment:
- A Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.
 - B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
 - C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
 - D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
 - E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.
- 9.3.8 Para. 7.1.8 adds 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.3.9 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.
- 9.3.10

9.4 Local planning policy

- 9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.4.2 The London Borough of Camden's Local Plan was adopted on 3rd July 2017 and replaced the Development Core Strategy and Development Policies. Design and Heritage, Policy D covers heritage issues. More specifically:

Policy D2 - Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated 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:

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

Archaeology

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.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. 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.

10 Determining significance

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

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

10.1.2 Consultation on draft revisions to the original Conservation Principles document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3

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

Table 2: Significance of heritage assets

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

10.1.5 Unless the nature and exact extent of buried archaeological remains within any given area has

been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

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

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

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13.2 Other Sources

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

Greater London Historic Environment Record

Historic England designation data

Groundsure historic Ordnance Survey mapping

Museum of London Archaeological Archive

MOLA Deposit Survival Archive

13.3 Cartographic sources

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Morgan W, 1682 'London &c Actually Surveyed', reproduced in Margary, H, 1977 *'London &c Actually Surveyed' by William Morgan, 1682*, Margary in assoc Guildhall Library, Kent

Rocque, 1746 'A Plan of the Cities of London Westminster and Southwark with contiguous buildings from an actual survey' by John Rocque, reproduced in Margary, H, 1971 *'A Plan of the Cities of London Westminster and Southwark' by John Rocque, 1746*, Margary in assoc Guildhall Library, Kent

Horwood, 1799 'Map of Westminster and Southwark'

Faden, 1813 revision of Horwood's 1799 Map of Westminster and Southwark

Stanford, 1862 'Stanford's Library Map of London', reproduced in Margary, H, 1980, *'Stanford's Library Map of London' 1862*, Margary in assoc Guildhall Library, Kent

Goad fire insurance map 1888

Anonymous, properties in Hand Court LMA CLC/275/MS33303

Ordnance Survey maps

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

Ordnance Survey 2nd edition 25" map (1896).

Ordnance Survey 1:2500 scale maps (1951, 1958)

Engineering/Architects drawings

Buckley Grey Yeoman

Existing basement site plan, Drwg No 975_1821HC-EX-B1 – Rev P1 August 2018

Existing ground floor site plan, Drwg No 975_1821HC-EX-00 Rev P1 August 2018

Proposed basement floor plan, Drwg No 975_1821HC-GA-B1 Rev P1 August 2018

Proposed ground floor plan, Drwg No 975_1821HC-GA-00 Rev P1 August 2018

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	-	-
Levelled site survey as existing (ground and buildings)	Y	Pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	-	-
Geotechnical report	not known	-	-
Envirocheck report	not known	-	-
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	



Fig 1 Site location

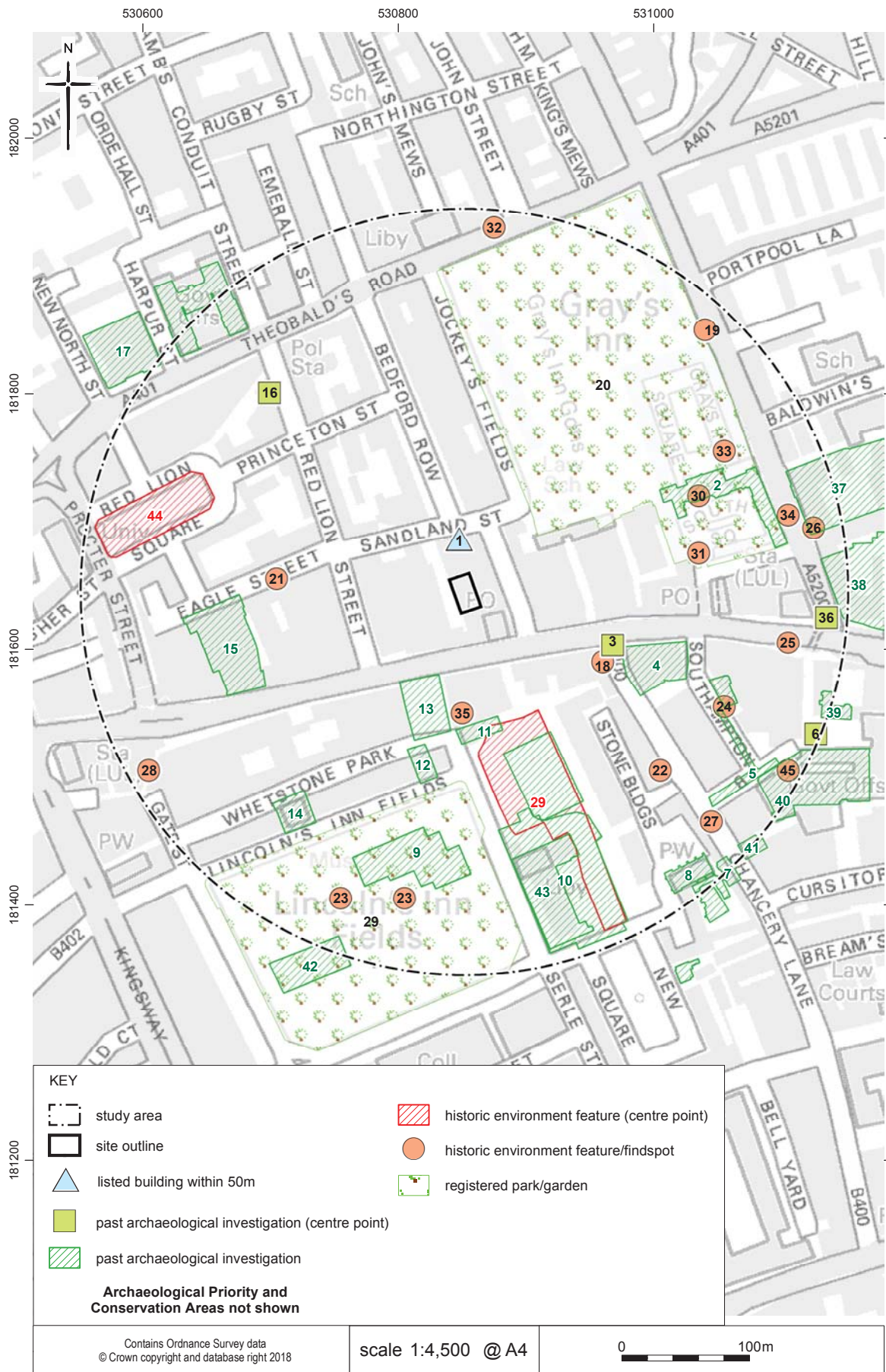


Fig 2 Historic environment features map

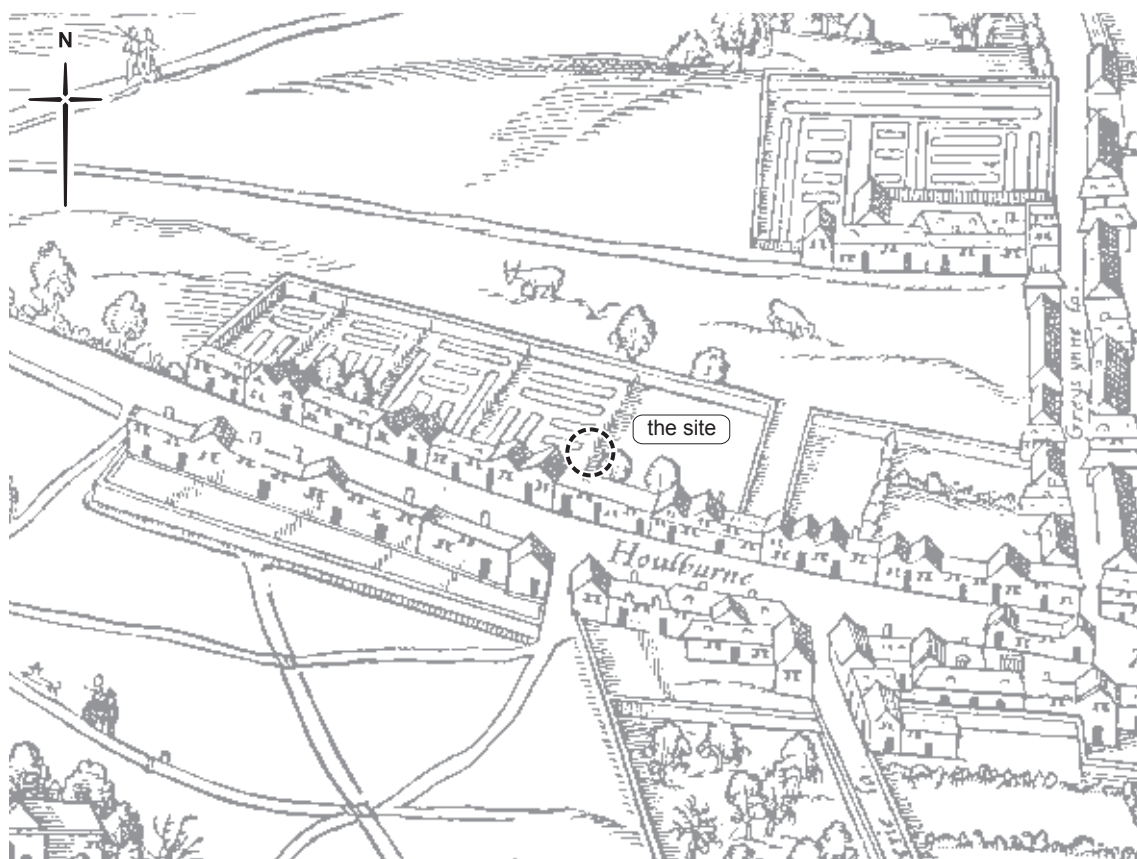


Fig 3 Agas' map of 1562

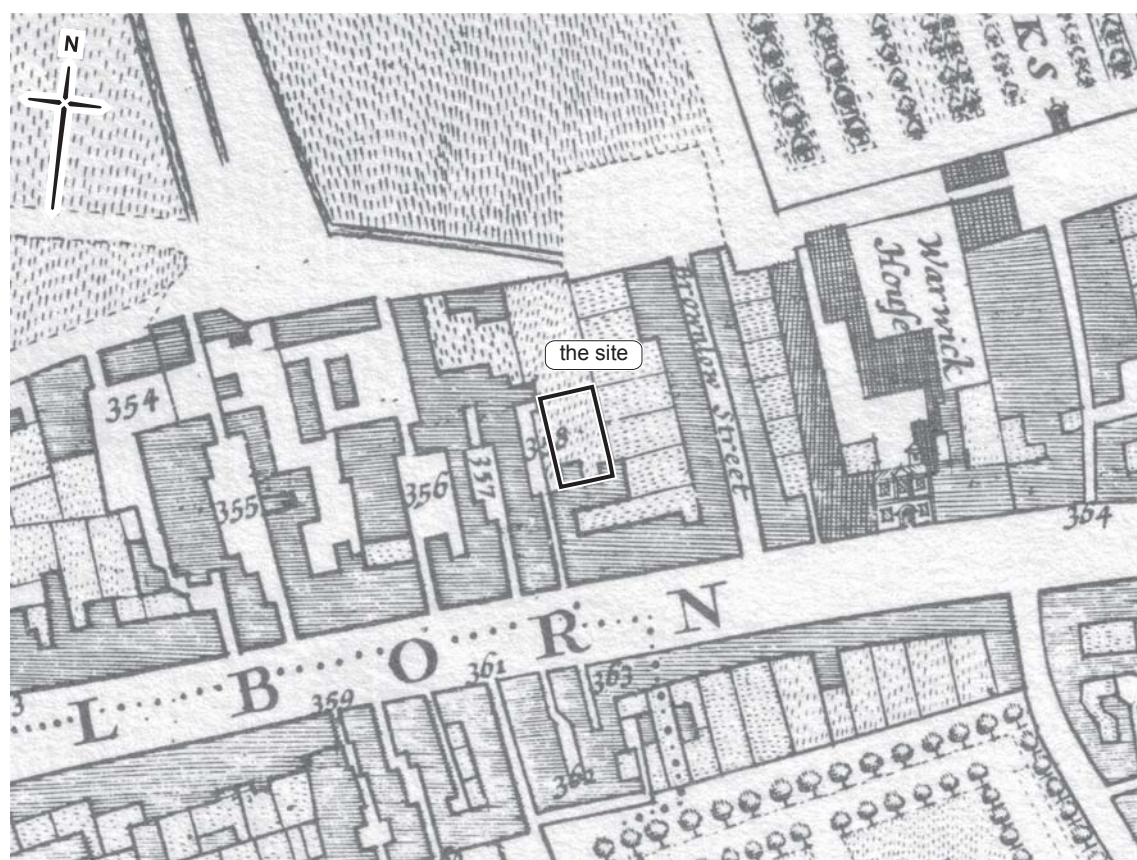


Fig 4 Morgan's map of 1682

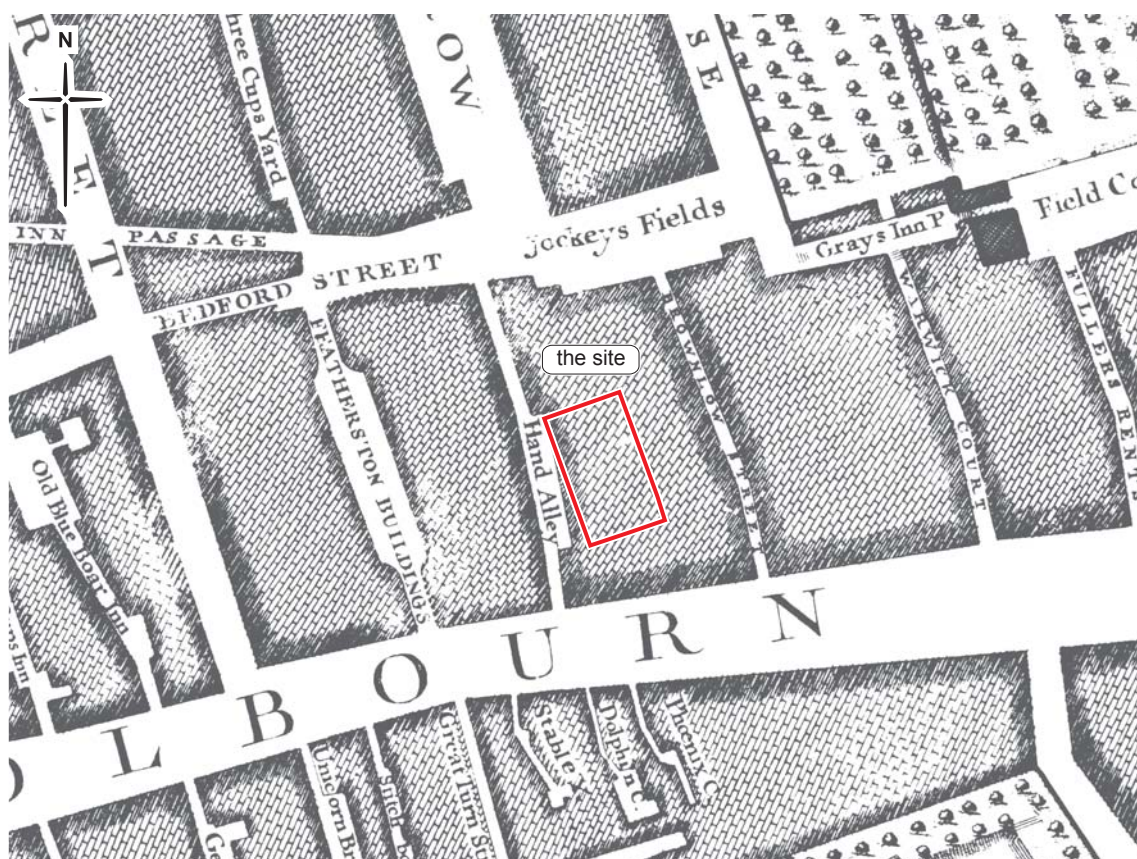


Fig 5 Rocque's map of 1746



Fig 6 Horwood's map of 1799 (Faden's revision 1813)

the site

CAMD1281HEA18#07&08



Fig 9 Ordnance Survey 2nd edition 25": mile map of 1896 (not to scale)

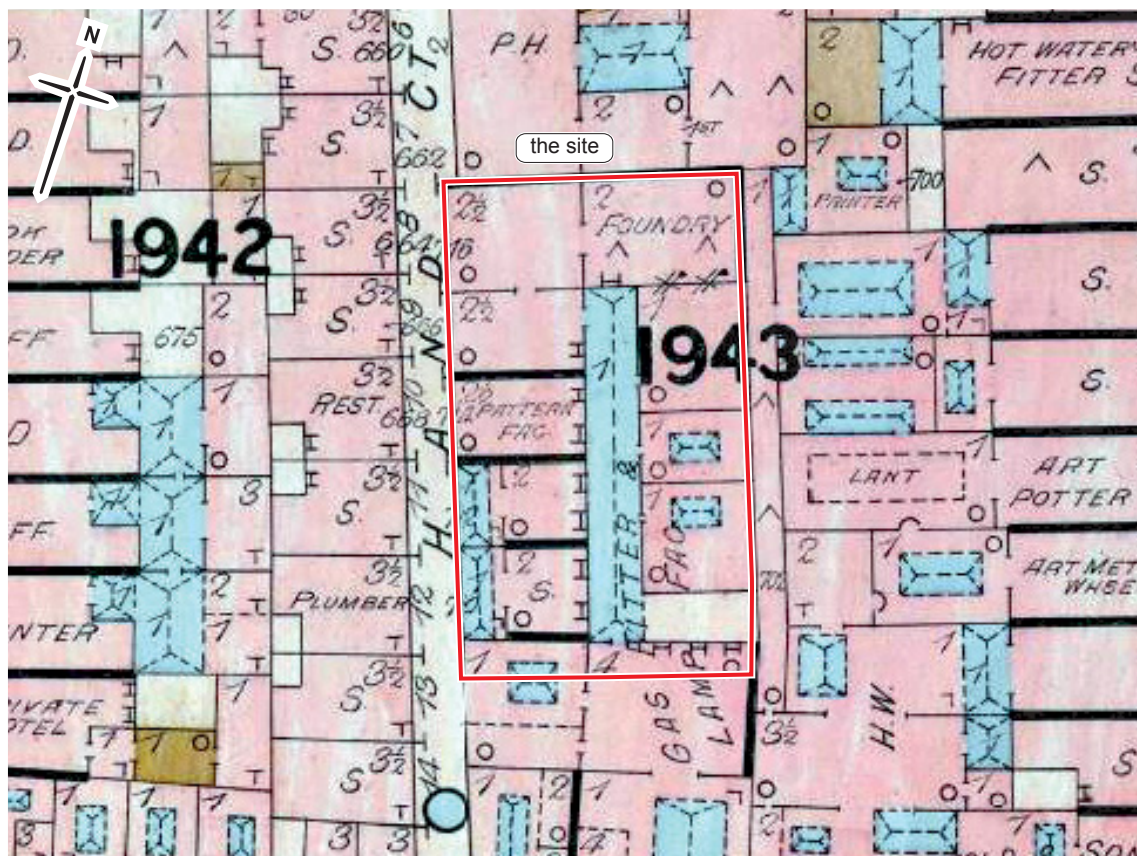


Fig 10 Goold Fire Insurance map of 1888



Fig 11 LCC Bomb Damage map of 1939–1945

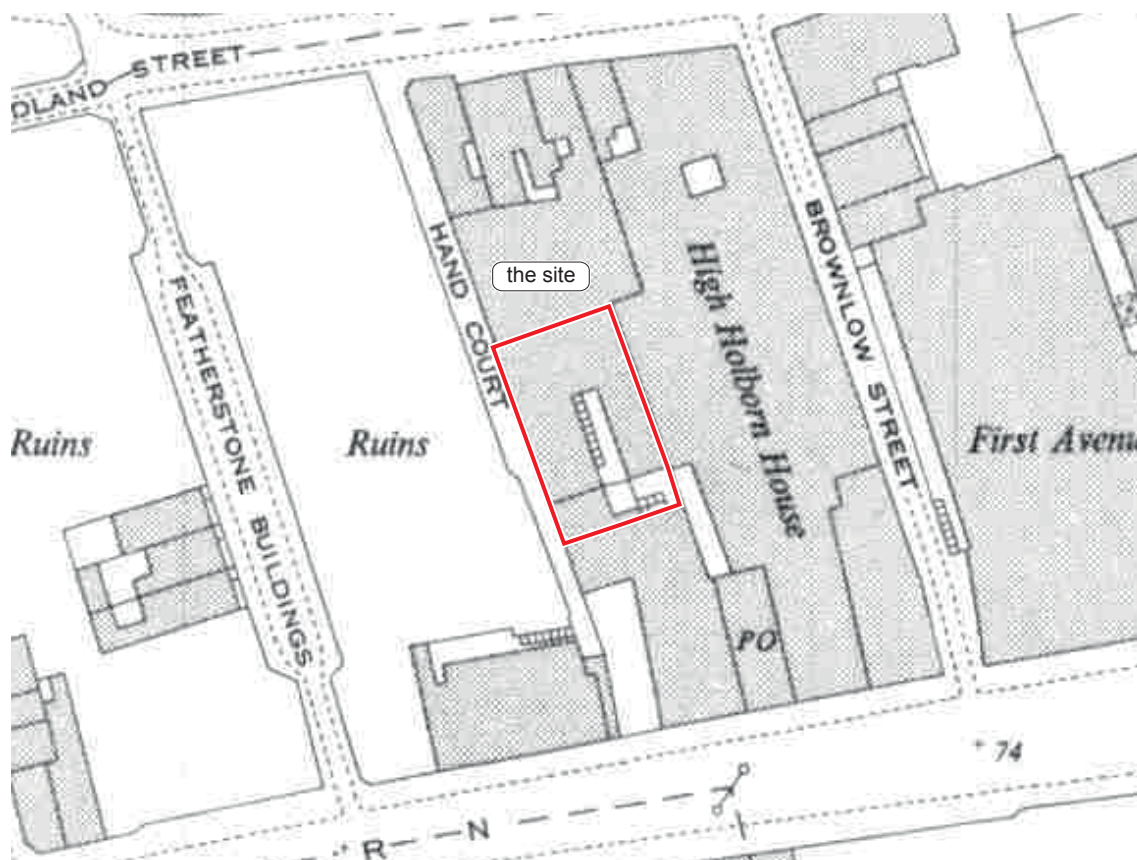


Fig 12 Ordnance Survey 1:2500 scale map of 1958 (not to scale)



Fig 13 A photograph of the exterior of the existing 18–21 Hand Court, taken facing north-east. MOLA photo 2017



Fig 14 A photograph of the sloping ground levels on Hand Court down towards High Holborn, taken facing south. MOLA photo 2017



Fig 15 A photograph of a geotechnical test pit observed in the basement level of 18–21 Hand Court, showing foundations and natural gravel deposits. MOLA photo 2017

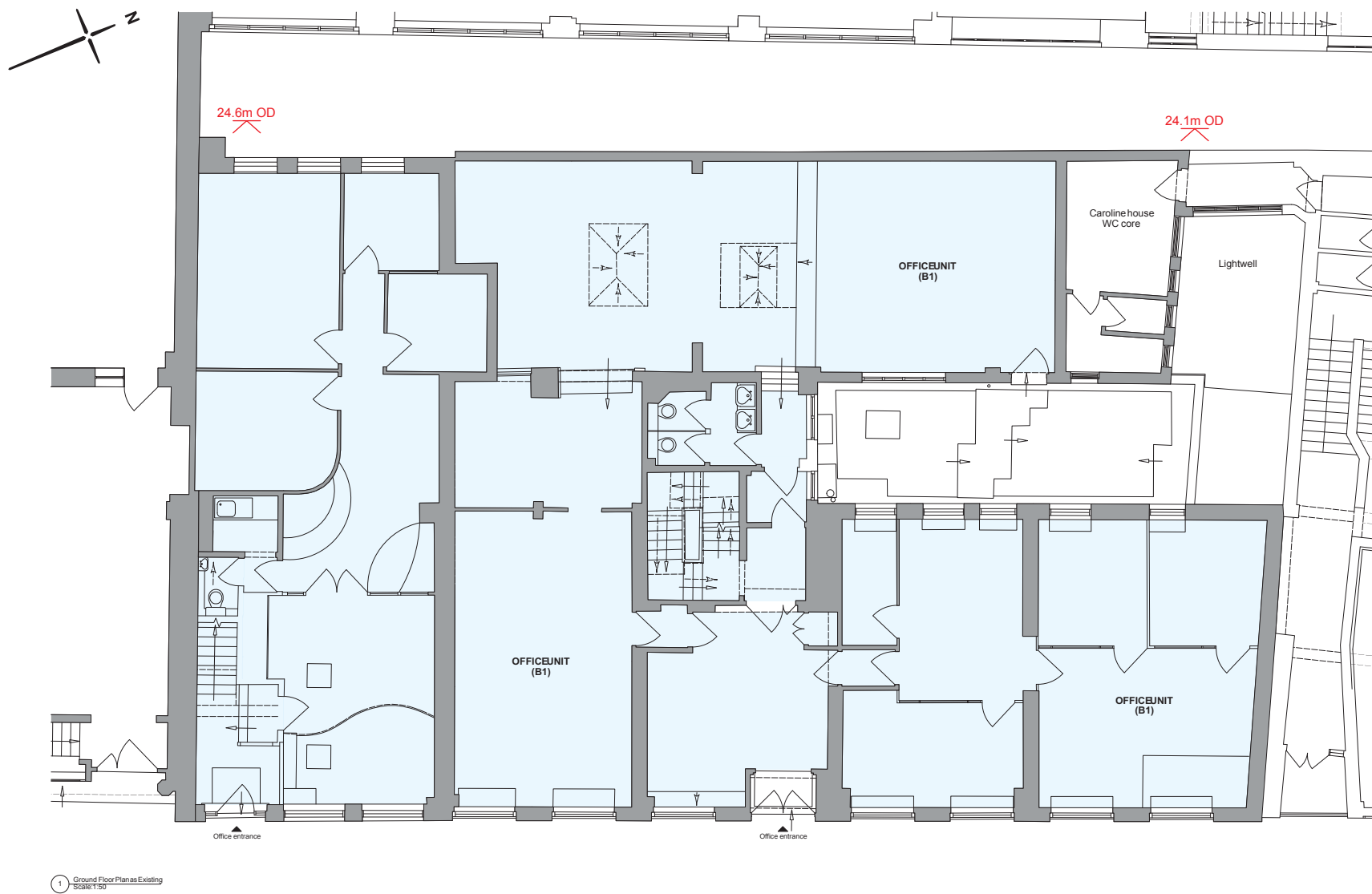


Fig 16 Existing ground floor plan (Buckley Grey Yeoman), Drwg No 975_1821HC-EX-00 Rev P1 August 2018

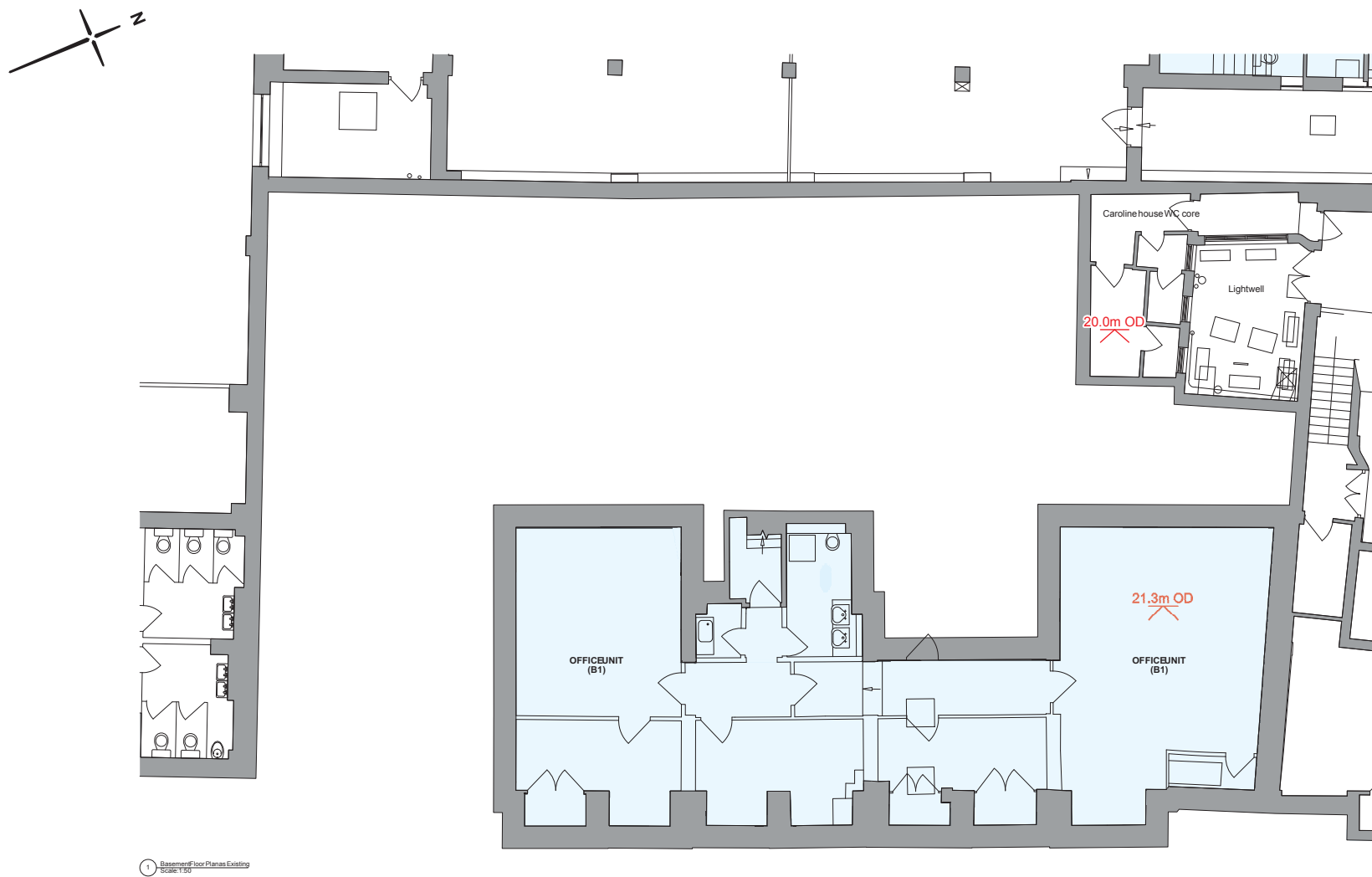
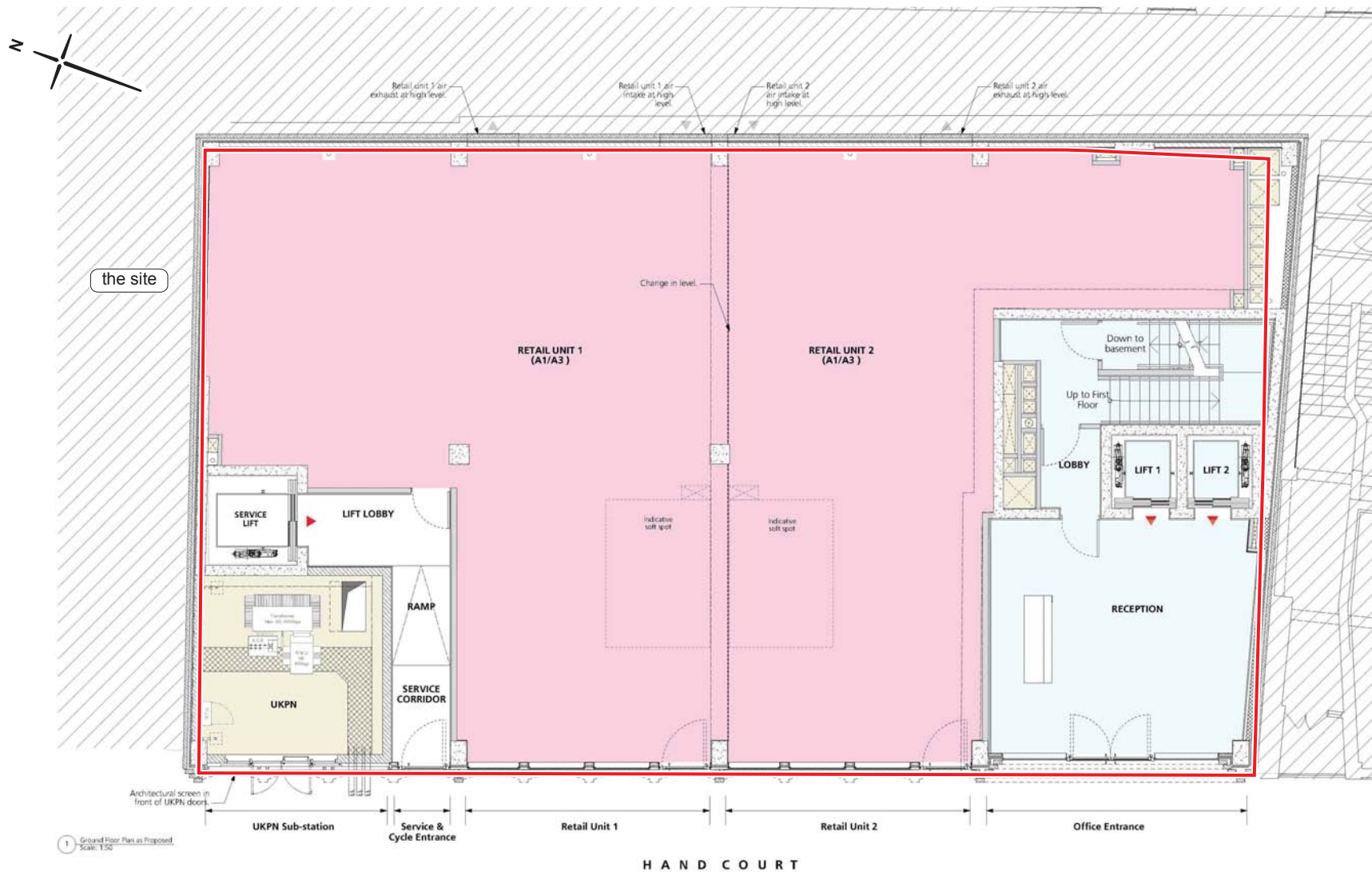


Fig 17 Existing Basement Plan (Buckley Grey Yeoman), Drwg No 975_1821HC-EX-B1 – Rev P1 August 2018



CAMD1281HEA18#18

Historic environment assessment MOLA 2018

Fig 18 Proposed Ground Floor Plan (Buckley Grey Yeoman), Drwg No 975_1821HC-GA-00 Rev P1 August 2018

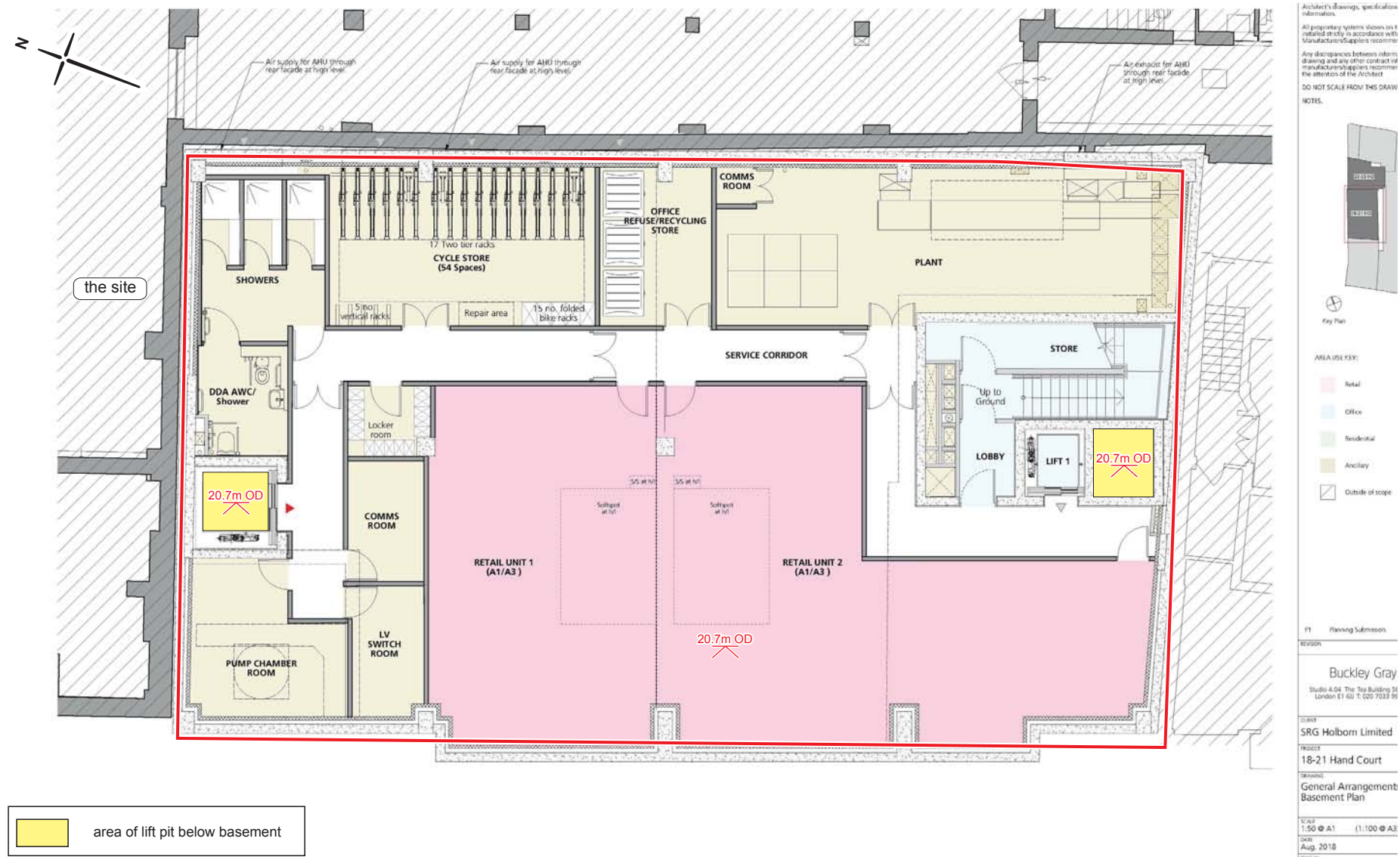


Fig 19 Proposed Basement Plan (Buckley Grey Yeoman), Drwg No 975_1821HC-GA-B1 Rev P1 August 2018