



DRAFT FOR COMMENT

ARCHAEOLOGICAL
DESK BASED
ASSESSMENT

Wheatsheaf Yard,
50c Red Lion Street,
London

March 2019

Planning Authority:
Camden Council

Site centred at:
TQ 30696 81770

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EXECUTIVE SUMMARY

- The site at Wheatsheaf Yard, 50c Red Lion Street has been assessed for its below ground archaeological potential.
- The proposed development will not impact on any relevant nationally designated archaeological assets.
- The study site is located within a locally defined Archaeological Priority Area, and this assessment has identified a low to moderate archaeological potential at the site associated with Palaeolithic flintwork at depth in the underlying gravels, and a moderate potential for evidence dating to the Roman period. If present, such remains would most likely be of a local significance. Late 18th-20th century building foundations of negligible significance are likely to be present.
- However, redevelopment proposals are limited to the footprint of existing development where previous development impacts will have most likely been extensive.
- Therefore, despite the perceived archaeological potential at the study site and its location within an Archaeological Priority Area, the extent of past ground disturbance will likely have been severe across the area proposed for redevelopment, and it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread archaeological impact.
- In this particular instance, no further archaeological works are recommended to support a planning application at the study site, although it is possible that further works will be required by the Greater London Archaeological Advisory Service in their role as advisors to the London Borough of Camden.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by Jazmin Sexton and prepared by James Archer of CgMs Heritage – part of RPS on behalf of Patricia Lennox-Boyd and Jamie Stevens.
- 1.2 The subject of this assessment, also known as the study site, is the site at Wheatsheaf Yard, 50c Red Lion Street, London. The site is approximately 106sqm in extent and is centred at TQ 30696 81770 (Fig. 1) within the London Borough of Camden.
- 1.3 Patricia Lennox-Boyd and Jamie Stevens has commissioned CgMs Heritage – part of RPS to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in **accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017)**, this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A Nationally Important *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, **artistic or historic**. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the **asset's significance, and make the interpretation** publicly available. Key elements of the guidance relate to assessing harm. An important consideration should **be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest**. Additionally, it is the degree of harm, rather **than the scale of development, that is to be assessed. The level of 'substantial harm'** is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016). There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP), published 14 March 2016, which was consolidated with the Further Alterations to the London Plan (FALP adopted March 2015), concern housing standards and parking, with no alteration to heritage policies. **The MALP is hereafter referred to as the 'London Plan'.**

2.15 Policy in the London Plan relevant to archaeology at the study site includes the following:

Policy 7.8 Heritage Assets and Archaeology

Strategic

- A. **London's heritage assets and historic environment, including listed buildings,** registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, Registered Battlefields, Scheduled Monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify, record, interpret, **protect and, where appropriate, present the site's archaeology.**

Planning Decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF Preparation

- F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution **of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to** accommodate change and regeneration.
- G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9 Heritage-led Regeneration

Strategic

- A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm.

Planning Decisions

- B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

2.16 A new London Plan has been prepared in draft, of which the latest version was published in August 2018. **Chapter 7 'Heritage and Culture'** contains relevant draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- 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, and interpretation of, 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 conserve 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 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.

2.17 The relevant Development Plan framework is provided by the Camden Local Plan, adopted July 2017, which replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The Local Plan contains the following policy relevant to archaeology:

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.

2.18 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

2.19 In terms of relevant local designations, the study site lies within an Archaeological Priority Area for **the 'London Suburbs' (HER Ref: DLO35589)**. This APA is associated with Roman occupation along the main roads out of London, the Saxon settlement at Lundenwic (Covent Garden), the Medieval hospital of St Giles, the Medieval suburb of

Holborn, the Civil War forts and defences, and the suburban growth of London in the 17th and 18th centuries.

- 2.20 In line with relevant planning policy and guidance, this desk based assessment seeks **to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.**

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2019), which shows the underlying geology at the study site as London Clay Formation (Clay, Silt & Sand), overlain by Lynch Hill river terrace gravels (Sand & Gravel).
- 3.3 No site specific borehole data is currently available, although nearby a borehole recorded by the British Geological Survey confirms the local geology as sand and gravel deposits overlying a clay bedrock.

Topography

- 3.4 The natural topography of the study site would generally be roughly level at c.24m Above Ordnance Datum (AOD). The River Thames is located 1km to the south whilst the River Fleet would have been located 800m to the east.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	2,500	BC
Bronze Age	2,500	-	800	BC
Iron Age	800	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

4.2 Introduction

- 4.2.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2.2 What follows comprises a review of known archaeological assets within a 400m radius of the study site (Figs. 2a-b), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 16th century onwards until the present day.
- 4.2.3 The map regression exercise has demonstrated that the study site generally comprised open land throughout the Post Medieval period until development in the late 18th or early 19th century.

4.2.4 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

4.3 Early Prehistoric – Palaeolithic & Mesolithic

4.3.1 The GLHER records a number of Palaeolithic findspots within the study area, all of which are concentrated to the south west of the site within an area of Lynch Hill Gravel deposits (BGS Online 2019). These include a pointed handaxe at Eagle Street c.110m to the south (HER Ref: MLO17694, TQ 3070 8165), two handaxes and a few flint flakes at Southampton Row c.250m to the south west (HER Ref: MLO17689, TQ 3050 8160), an assemblage of flint tools found somewhere on High Holborn to the south west (HER Ref: MLO17693, TQ 3050 8150), and a single waste flake recovered from disturbed natural gravel at Aviation House c.400m to the south west (HER Ref: MLO75120, TQ 3045 8145).

4.3.2 Whilst the presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water, Palaeolithic artefacts and faunal remains have been found in the Lynch Hill Gravels across the London area from Hyde Park through Bloomsbury, as far east as Hackney. This includes the above findspots to the south west of the study site. **Such finds are very rarely found 'in-situ', having generally been re-deposited within a high energy fluvial environment, and generally are suggestive of general utilisation of the area by nomadic bands of hunter gatherers (BGS 1996: 130; MoLAS/English Heritage 2000: 31, 34-6; Wymer 1999: 63).**

4.3.3 A possible palaeochannel was identified at Aviation House c.400m south west of the study site during archaeological monitoring of groundworks (HER Ref: MLO73557, TQ 3045 8145).

4.3.4 No finds of Mesolithic date are recorded within the study area.

4.3.5 Palaeolithic findspots recorded within the study area have been identified within the underlying Lynch Hill river gravel terrace deposits, which is also recorded underlying the study site. Such material is generally of a residual nature, and a low to moderate archaeological potential for isolated residual Palaeolithic material can therefore be identified at depth within the study site.

4.3.6 On the basis of the available evidence, the archaeological potential of the study site for the Mesolithic period is considered to be low.

4.4 Later Prehistoric – Neolithic, Bronze Age & Iron Age

4.4.1 No evidence is recorded within the study area for the Neolithic or Bronze Age periods. **Iron Age remains are limited to an Etruscan Bronze statuette found at Lincoln's Inn Gardens c.300m south east of the study site and dated to the 6th or 7th century BC (HER Ref: MLO23579, TQ 3090 8150).**

4.4.2 It is likely that the study site generally comprised woodland as part of the Ancient Forest of Middlesex during the later Prehistoric periods, and therefore a low archaeological potential can reasonably be identified for these periods at the study site.

4.5 Roman

4.5.1 The study site is located 1.1km north west of the Roman city of Londinium, and c.200m north of the road between London and Staines, which followed the course of High Holborn (Margary 1955). **It has been suggested that the course of Theobald's Road c.60m north of the study site may indicate the possible course of the Silchester to Colchester Road (HER Ref: ELO5713, TQ 3062 8181).** Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and associated land division, together with quarry pits, burials and chance losses.

4.5.2 Evidence for possible roadside activity within the study area comprises a cremation burial at Southampton Row c.270m west of the site (HER Ref: MLO18085, TQ 3040 8175), further cremation burials at Holborn Station c.280m south west of the site (HER Ref: MLO69168, TQ 3055 8150) and at Grays Inn Road 400m to the north east (HER Ref: MLO17782, TQ 3100 8200), **and a tombstone 'rediscovered' at Lambs Conduit c.225m to the north (HER Ref: MLO16263, TQ 3107 8289).**

4.5.3 A possible gravel pit, post hole and a ploughed soil horizon were identified during works at 311-318 High Holborn c.380m south east of the study site (HER Ref: MLO78226, TQ 31000 81586). A possible yard or trackway and three gullies were noted during archaeological monitoring at Aviation House c.400m to the south west (HER Ref: MLO75122, TQ 3045 8145).

- 4.5.4 Findspots comprise a coin at Grays Inn Road 400m to the north east (HER Ref: MLO71747, TQ 3100 8200), **a hoard of copper coins found circa 1750 at Lincoln's Inn** Fields c.350m south of the study site (HER Ref: MLO17776, TQ 3080 8140), and a brooch recorded at Kingsway c.400m south west of the site (HER Ref: MLO11190, TQ 3055 8140),
- 4.5.5 Based on current evidence, it is possible that the study site would have been located within open land or woodland associated with the wider agricultural hinterland of the Roman City of Londinium to the east. The site may have been located within close proximity to two Roman routeways, although known evidence for associated roadside activity is generally quite sparse within the study area. Therefore, the archaeological potential for evidence dating to the Roman period at the study site is considered to be moderate.
- 4.6 Anglo-Saxon/Early Medieval & Medieval
- 4.6.1 The Roman city at *Londinium* to the east was abandoned during the Saxon period and a new trading settlement known as *Lundenwic* was established in the Covent Garden area c.900m south west of the study site. Saxon period remains within the study area comprise a partial human skull which is undated but recorded as a Saxon period site on the GLHER c.260m south east of the study site (HER Ref: MLO8084, TQ 308 815). A sherd of Ipswich-type pottery with impressed decoration is recorded at Kingsway c.250m south west of the study site (HER Ref: MLO22221, TQ 3060 8150).
- 4.6.2 The Domesday Survey of 1086 records Holborn as a very small estate of two households (Domesday Online 2019).
- 4.6.3 The Honourable Society of Grays Inn is one of the four Inns of Court in London and is a professional association for judges and barristers. The Society settled on a site c.330m east of the study site in the late 14th century with the Medieval buildings grouped around what is now South Square (HER Ref: MLO21218, TQ 3093 8178). **Similarly, the Lincoln's Inn** was a further Inn of Court and was located c.350m south east of the study site to the south of High Holborn (HER Ref: MLO8572, TQ 3090 8150).
- 4.6.4 A possible gravel quarry pit was recorded during archaeological work at 311-318 High Holborn c.380m south east of the study site (HER Ref: MLO78229, TQ 3100 8158),

whilst a possible Medieval cultivation soil and pottery sherds were identified at Aviation House c.400m to the south west of the study site (HER Ref: MLO73559, TQ 3045 8145).

4.6.5 Further evidence for Medieval activity within the study area comprises findspots **associated with sherds of pottery and a dagger at Lincoln's Inn Field c.380m south of** the study site (HER Refs: MLO64073, TQ 3080 8140; MLO71765, TQ 3075 8140), and a 15th century sword found at Holborn station c.280m south west of the study site (HER Ref: MLO69171, TQ 3055 8150).

4.6.6 The study site likely comprised open land during the Saxon and Medieval periods, away from areas of known occupation or settlement activity. Any settlement within the study area would have more likely focused on land to the south along the course of Holborn **or to the north along what is now Theobald's Road**, and therefore a low archaeological potential is identified for Saxon or Medieval evidence within the study site.

4.7 Post Medieval & Modern (including map regression exercise)

4.7.1 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

4.7.2 The earliest such cartographic source is the 1562 Agas Map of London (Fig. 3), which records the study site within open land. Grays Inn can be seen to the east whilst development is laid out along the course of Holborn to the south. A plan of the mid-17th century Civil War defences (Fig. 4) shows the study site to the south of the **defences, within open land. Morgan's 1682 Plan of London (Fig. 5) shows the study** site within open land known as Red Lion Fields. Development is shown to the north at the corner of what is now **Red Lion Street and Theobald's Road**.

4.7.3 Red Lion Square was laid out in 1698, originally as a rectangular enclosure laid out as a public pleasure ground c.50m west of the study site (HER Ref: MLO102720, TQ 30609 81705). It is likely that the surrounding development followed in the early 18th

century, and a 1720 plan of the parish of St Andrews Holborn (Fig. 6) seems to show the study site generally within an open area to the rear of likely residential properties fronting onto Red Lion Street to the east, Lambs Conduit Passage to the north west and Princes Street to the south.

- 4.7.4 It appears that the study site was generally developed in the later 18th century as **Horwood's 1799-1819 Plan** (Fig. 7) shows development around a central courtyard within the red line boundary. Further infill development is shown within the surrounding area by 1875 (Fig. 8), when a building is shown within the western part of the study site and the eastern part generally comprises open courtyard with small structures.
- 4.7.5 Those structures within the eastern part of the study site were cleared by 1888 (Fig. 9), at which time the building within the western part of the site was in use as a factory building. No change is shown to the study site on the 1916 Ordnance Survey map (Fig. 10).
- 4.7.6 No bomb damage is recorded within the study site by the London County Council Bomb Damage map for 1939-45 (LCC 2005; Fig. 11), although severe damage is shown to the immediate west and north. Much of the damaged areas were subsequently demolished and cleared (see Figures 12-13), including along the western site boundary. The sole change within the eastern part of the study site by 1951 (Fig. 13) was a set of a stairs likely providing access to upper floors of the building.
- 4.7.7 The building appears to have been extended to the western site boundary by 1966 (Fig. 14), and no further change is shown within the study site to the present day (Figs. 15-17).
- 4.7.8 Historic mapping has indicated that the study site generally comprised open land throughout the Post Medieval period until development in the late 18th or early 19th century. Therefore, aside from remains associated with known development, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods. Late 18th-20th century building foundations of negligible significance are likely to be present.

4.8 Assessment of Significance

4.8.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of **the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.8.2 In terms of relevant nationally designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

4.9 In terms of relevant local designations, the study site lies within an Archaeological Priority Area for **the 'London Suburbs'.** This APA is associated with Roman occupation along the main roads out of London, the Saxon settlement at Lundenwic (Covent Garden), the Medieval hospital of St Giles, the Medieval suburb of Holborn, the Civil War forts and defences, and the suburban growth of London in the 17th and 18th centuries.

4.9.1 Based on current evidence, a low to moderate archaeological potential has been identified at the study site for the Palaeolithic period and a moderate potential is identified for evidence dating to the Roman period. A low archaeological potential has been identified for all other past periods of human activity within the study site. Additionally, there are no non-designated archaeological assets recorded on the study site on the GLHER.

4.9.2 Any remains, should they occur on the study site, would in the context of the **Secretary of State's non-statutory** criteria for Scheduled Monuments (DCMS 2013) be of most likely local significance.

4.9.3 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic	Low to Moderate potential (most likely comprising residual artefactual evidence at depth in the underlying gravels, rather than in situ material), Low (local) significance;

Mesolithic	Low potential, Low (local) significance;
Later Prehistoric (Neolithic/Bronze Age/ Iron Age)	Low potential, Low (Local) significance;
Roman	Moderate potential, Low (local) significance;
Anglo-Saxon & Medieval	Low potential (more likely that evidence for land division or agricultural activity would be present), Low (local) significance;
Post Medieval & Modern	Low potential for any significant remains (evidence for late 18 th – 20 th century building foundations of negligible significance likely to be present).

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

- 5.1.1 The study site currently comprises an existing mews property and open yard area (Fig. 17).
- 5.1.2 Multiple phases of development, demolition and redevelopment generally across the western half of the site since the late 18th century are likely to have had a cumulative negative archaeological impact.
- 5.1.3 World War Two bomb damage sustained at the study site together with post-war demolition and clearance is likely to have had a severe localised impact on any underlying archaeology along the western site boundary.
- 5.1.4 Past agricultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing.

5.2 Proposed Development (Fig. 18)

- 5.2.1 Redevelopment proposals comprise the renovation and extension of the existing mews property. No basement is proposed.
- 5.2.2 The proposed development will generally be located within the footprint of existing development.

5.3 Review of Potential Development Impacts on Archaeological Assets

- 5.3.1 The proposed development will not impact on any relevant nationally designated archaeological assets.
- 5.3.2 The study site is located within a locally defined Archaeological Priority Area, and this assessment has identified a low to moderate archaeological potential at the site associated with Palaeolithic flintwork at depth in the underlying gravels, and a moderate potential for evidence dating to the Roman period. If present, such remains would most likely be of a local significance. Late 18th-20th century building foundations of negligible significance are likely to be present.

- 5.3.3 However, redevelopment proposals are limited to the footprint of existing development where previous development impacts will have most likely been extensive.
- 5.3.4 Therefore, despite the perceived archaeological potential at the study site and its location within an Archaeological Priority Area, the extent of past ground disturbance will likely have been severe across the area proposed for redevelopment, and it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site at Wheatsheaf Yard, 50c Red Lion Street is under consideration for residential redevelopment.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.3 In terms of relevant nationally designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 In terms of relevant local designations, the study site lies within an Archaeological **Priority Area for the 'London Suburbs'**. This APA is associated with Roman occupation along the main roads out of London, the Saxon settlement at Lundenwic (Covent Garden), the Medieval hospital of St Giles, the Medieval suburb of Holborn, the Civil War forts and defences, and the suburban growth of London in the 17th and 18th centuries.
- 6.5 Based on current evidence, a low to moderate archaeological potential has been identified at the study site for the Palaeolithic period and a moderate potential is identified for evidence dating to the Roman period. A low archaeological potential has been identified for all other past periods of human activity within the study site. Additionally, there are no non-designated archaeological assets recorded on the study site on the GLHER.
- 6.6 However, redevelopment proposals are limited to the footprint of existing development where previous development impacts will have most likely been extensive.
- 6.7 Therefore, despite the perceived archaeological potential at the study site and its location within an Archaeological Priority Area, the extent of past ground disturbance will likely have been severe across the area proposed for redevelopment, and it is considered unlikely that the proposed redevelopment of the site would have either a significant or widespread archaeological impact.
- 6.8 In this particular instance, no further archaeological works are recommended to support a planning application at the study site, although it is possible that further

works will be required by the Greater London Archaeological Advisory Service in their role as advisors to the London Borough of Camden.

SOURCES CONSULTED

1. General

British Library
Camden Local Studies Library
Greater London Historic Environment Record
London Metropolitan Archive
The National Archive

2. Internet

Bombsight – <http://bombsight.org/#17/51.49200/-0.03924>
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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
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4. Cartographic

1562 Agas Map of London

1572 Braun & Hogenberg Map of London

1642-3 Plan of the City of London Civil War Defences (Produced 1738 by Vertue)

1682 Morgan Map of London

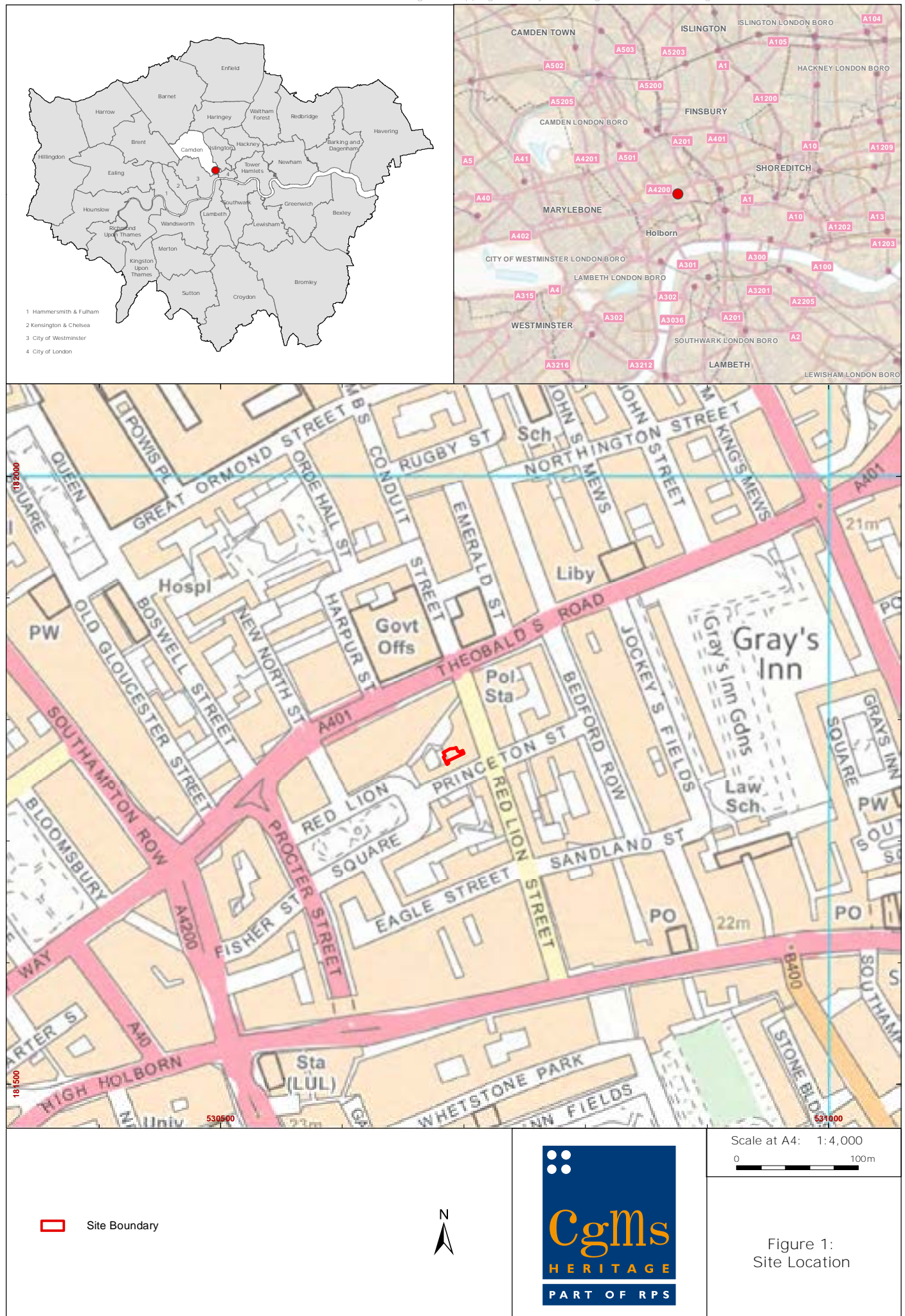
1720 Blome's Parish Map of St Andrews Holborn

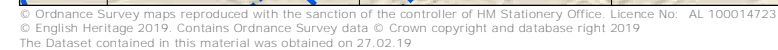
1746 Rocque Map of London

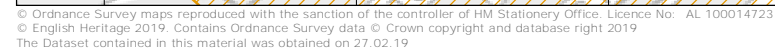
1754 Rocque Map of Middlesex

1756 Cole Map of Middlesex


1766 Rocque Map of London & Environs
1787 Cary Map of London
1797 Stockdale Map of London
1799-1819 Horwood Map of London
1800 Milne Map of London
1827 Greenwood Map of London
1828 Crutchley Map of London
1835 Cross Map of London
1848-9 Wyld Map of London
1862 Stanford Map of London
1875 Ordnance Survey (1:1056)
1877 Stanford Map of London
1878 Ordnance Survey (1:2500)
1888 Bacon Map of London
1888 Goad Fire Insurance Plan
1888 St George the Martyr Bloomsbury Parish Map
1896 Ordnance Survey (1:2500)
1916 Ordnance Survey (1:2500)
1939-45 London County Council Bomb Damage Map
1945 Google Earth Image
1951 Ordnance Survey (1:1250)
1954 Ordnance Survey (1:2500)
1962 Ordnance Survey (1:1250)
1966 Ordnance Survey (1:1250)
1968 Ordnance Survey (1:2500)
1991 Ordnance Survey (1:1250)
1994 Ordnance Survey (1:1250)
1995 Ordnance Survey (1:1250)
1999 Google Earth Image
2008 Google Earth Image
2018 Google Earth Image












 Site Boundary (approximate)




Not to Scale:
Illustrative Only

Figure 3:
1562 Agas Map of London



<div data-bbox="156 1966 430 2004"> Site Boundary (approximate)</div> <div data-bbox="758 1944 802 2022"></div>	<div data-bbox="938 1861 1147 2107"></div>	<div data-bbox="1284 1850 1409 1892">Not to Scale: Illustrative Only</div> <div data-bbox="1204 1966 1489 2078">Figure 4: 1642-3 Plan of the City of London Civil War Defenses (Produced 1738 by Vertue)</div>
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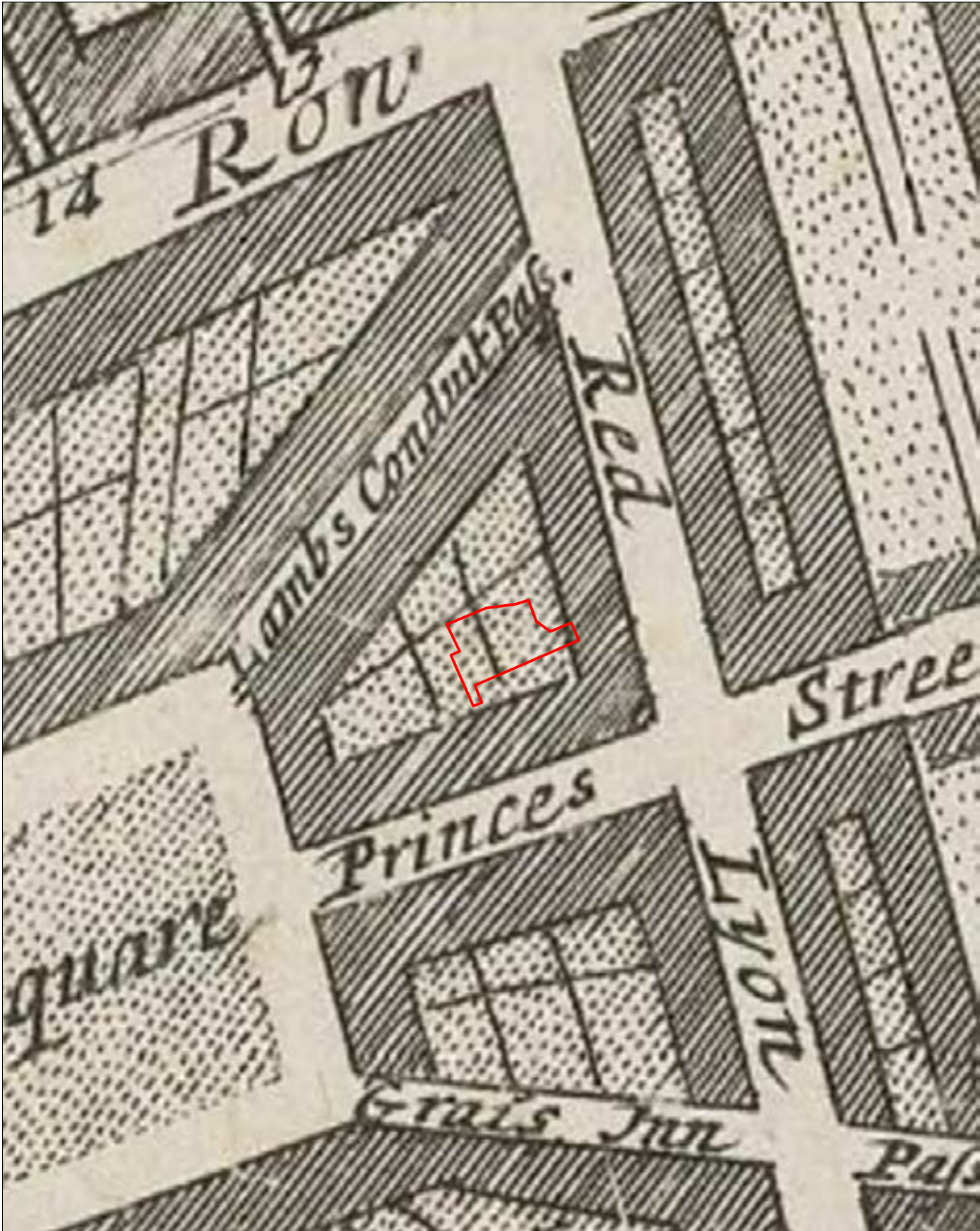





 Site Boundary (approximate)

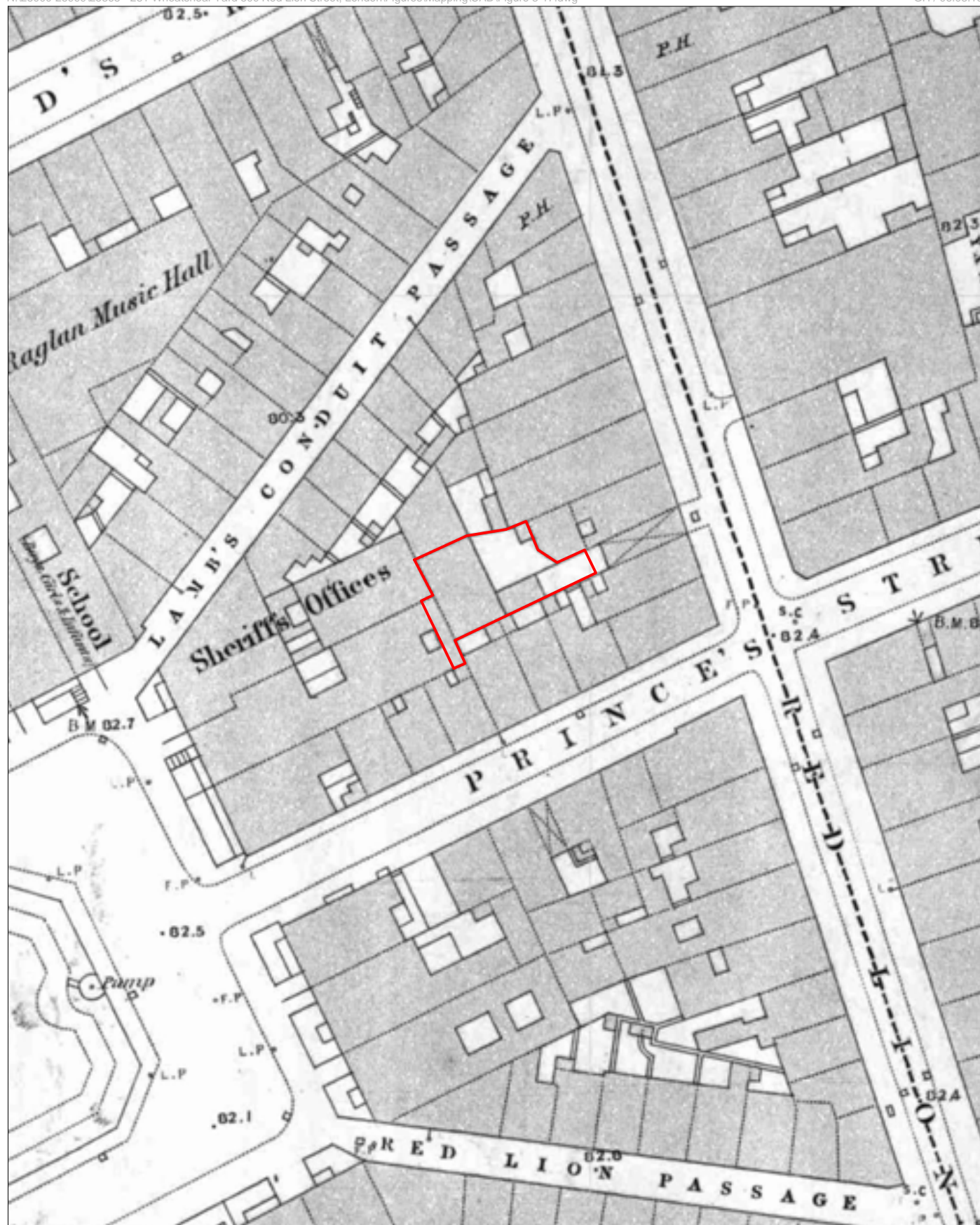


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Illustrative Only

Figure 5:
1682 Morgan Map of London



<div data-bbox="151 1973 343 1995"> Site Boundary</div> <div data-bbox="758 1946 802 2022"></div>	<div data-bbox="938 1861 1147 2107"></div>	<div data-bbox="1284 1850 1409 1892">Not to Scale: Illustrative Only</div> <div data-bbox="1200 1984 1492 2063">Figure 6: 1720 Blome's Parish Map of St Andrews Holborn</div>
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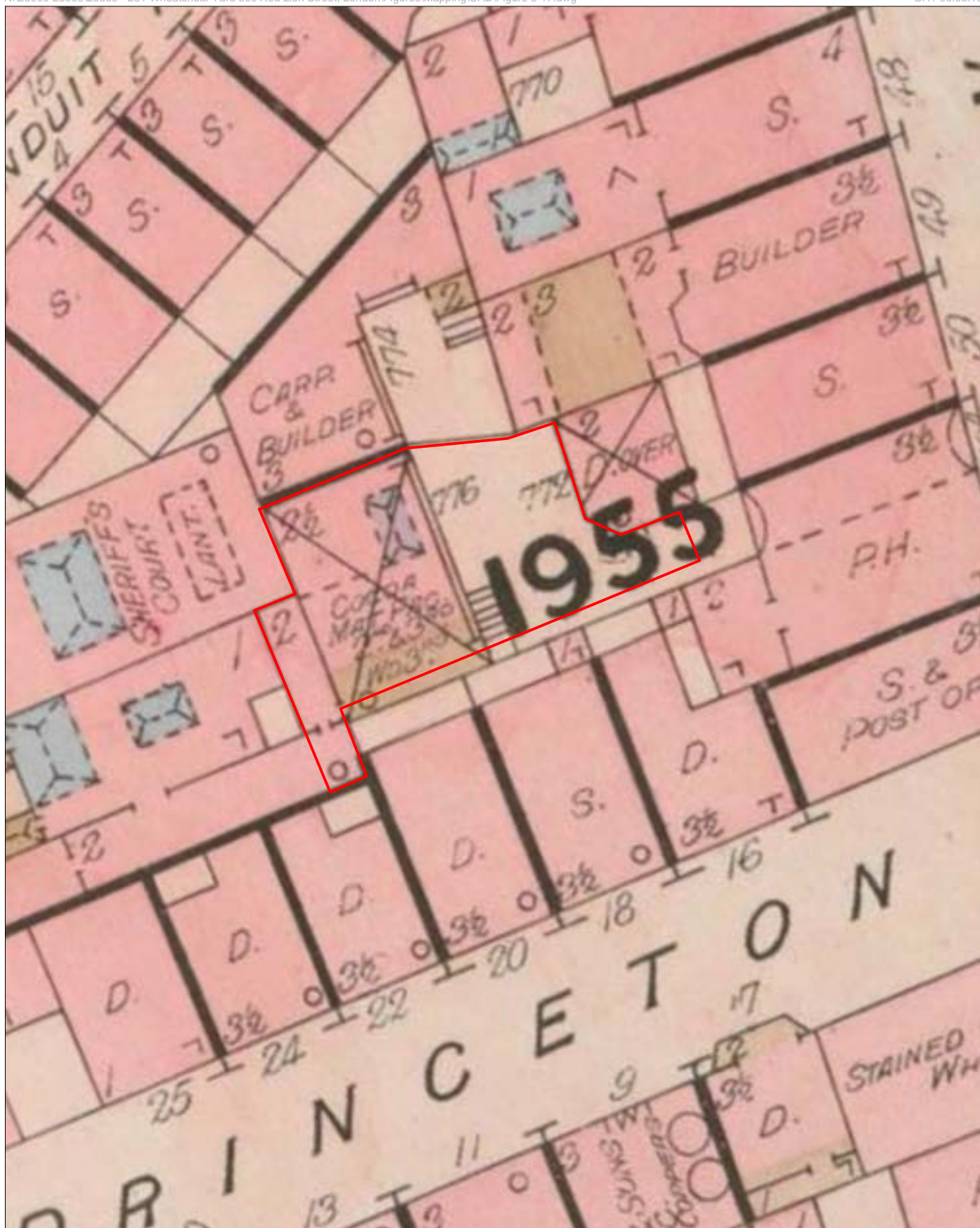


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1875 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1888 Goad Fire Insurance
Plan



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		Figure 10: 1916 Ordnance Survey




 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1939-45 London County
Council Bomb Damage Map

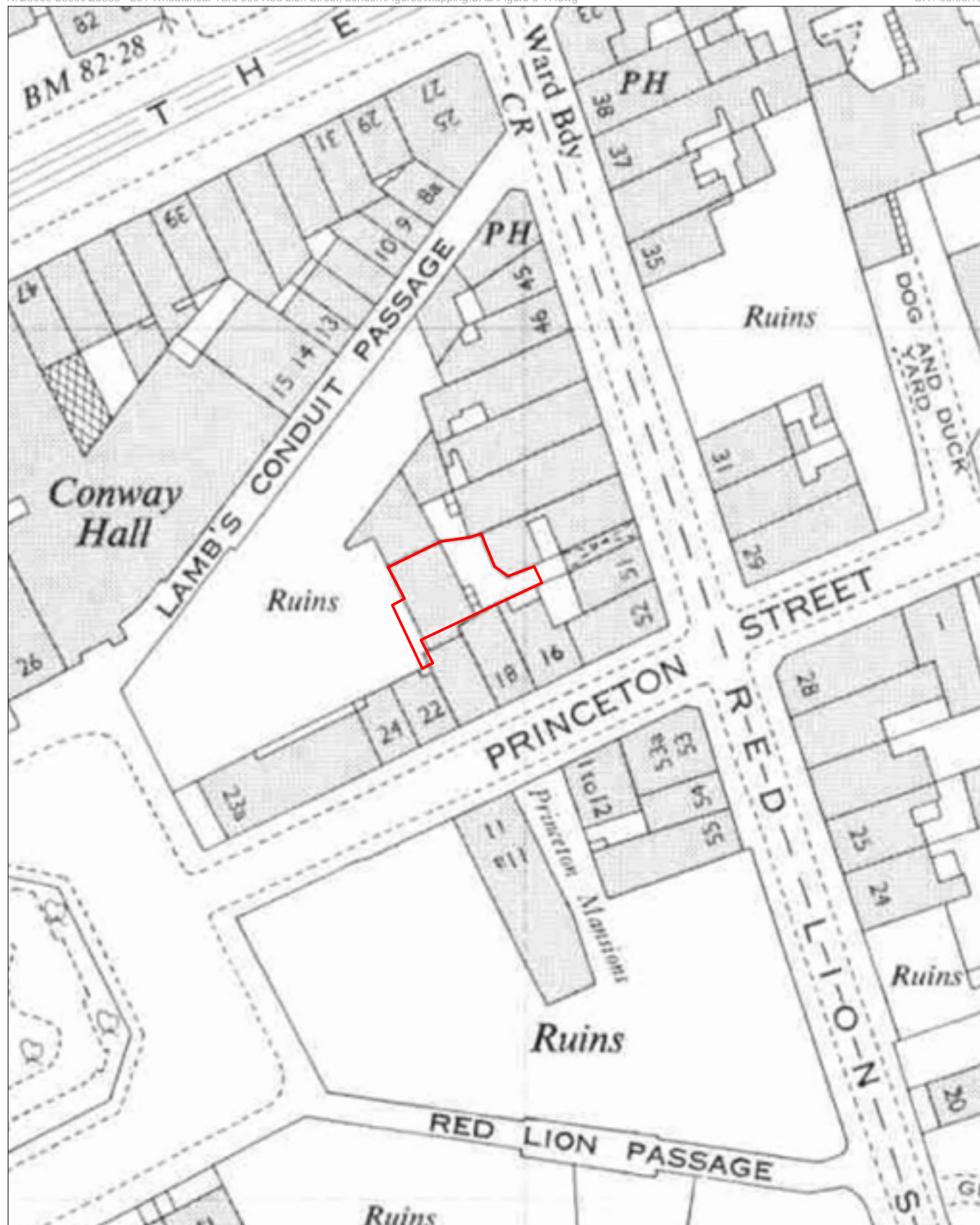


 Site Boundary (approximate)



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Figure 12:
1945 Aerial Photograph

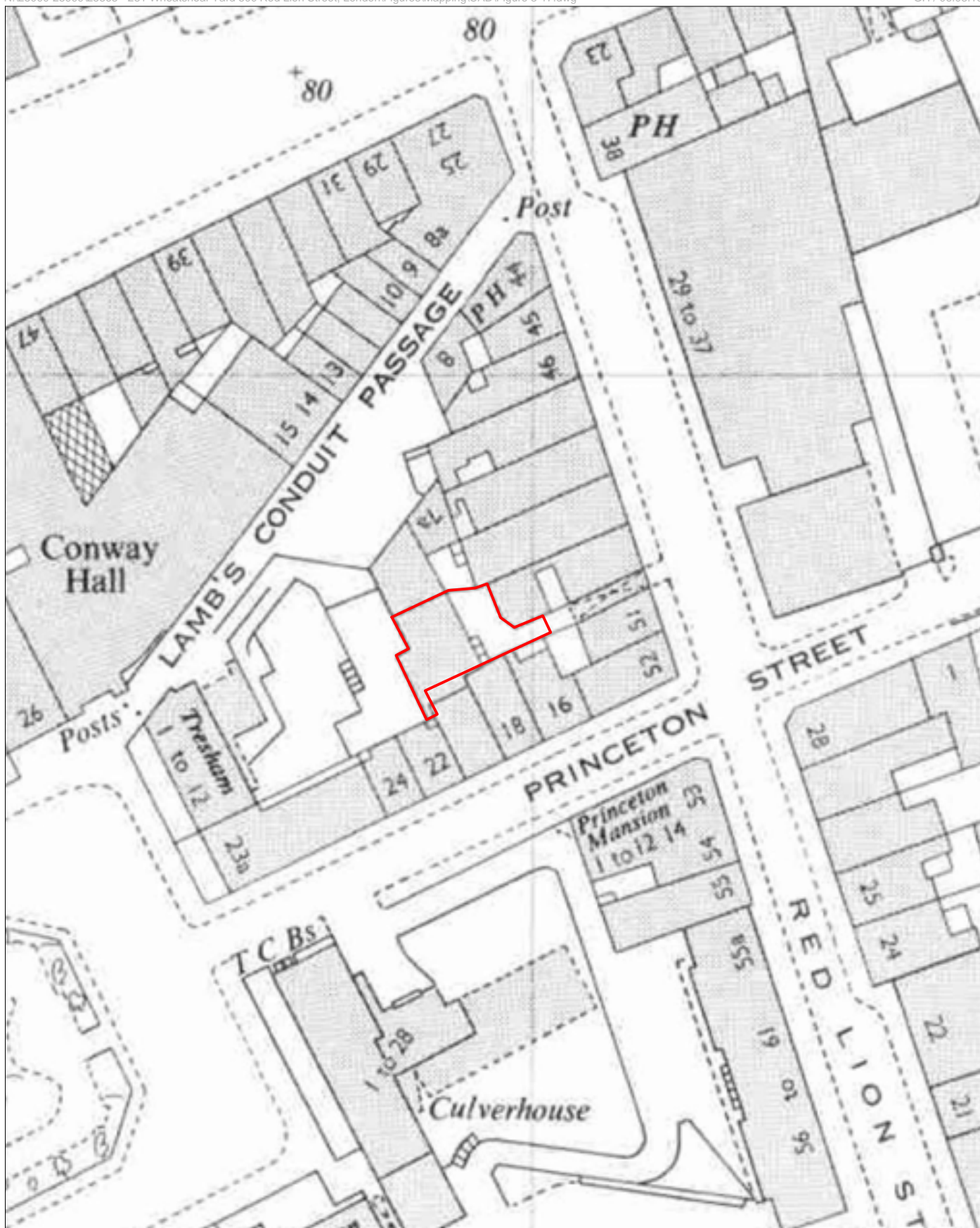


 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1951 Ordnance Survey

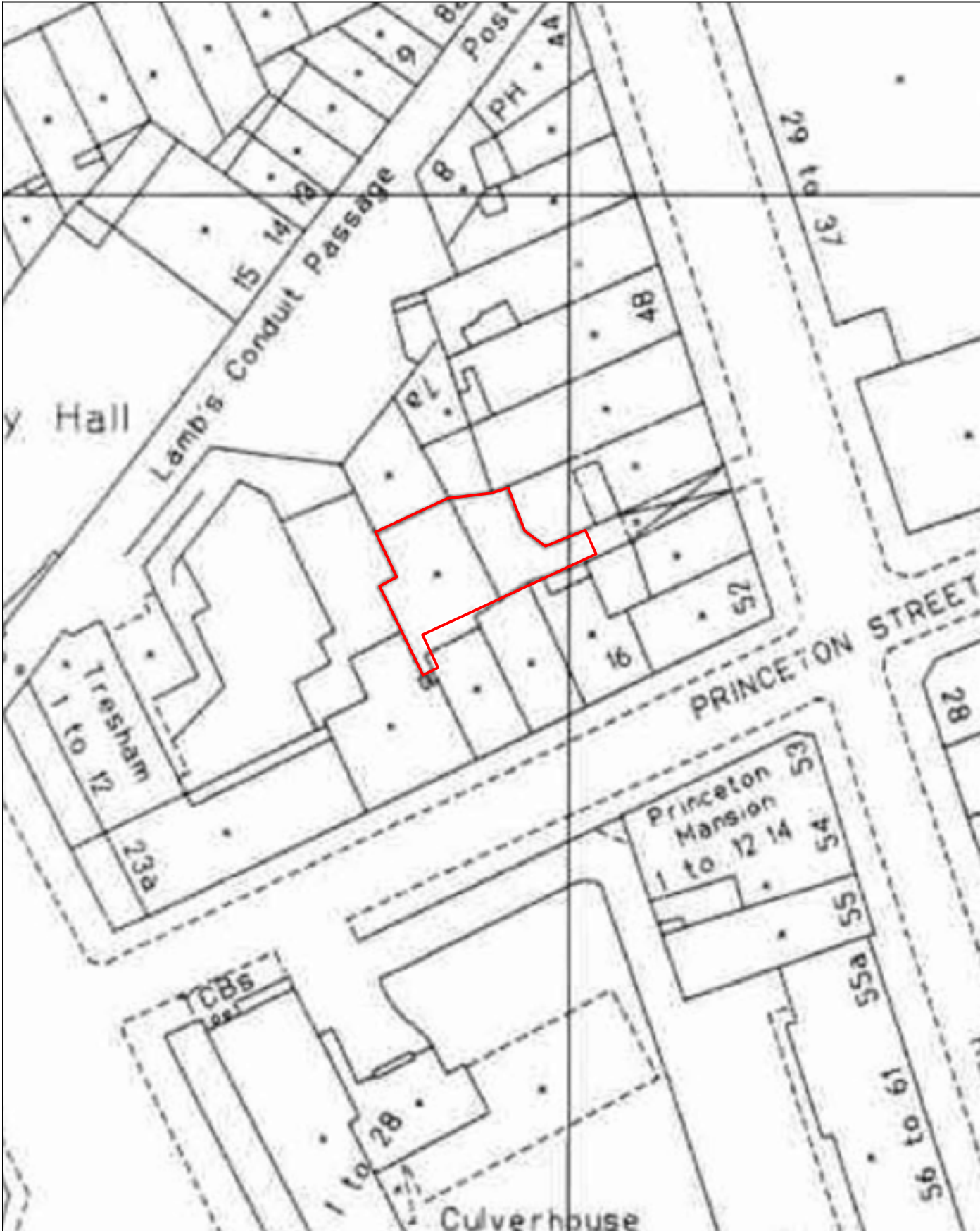


 Site Boundary



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Figure 14:
1966 Ordnance Survey



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		Figure 15: 1991 Ordnance Survey



 Site Boundary



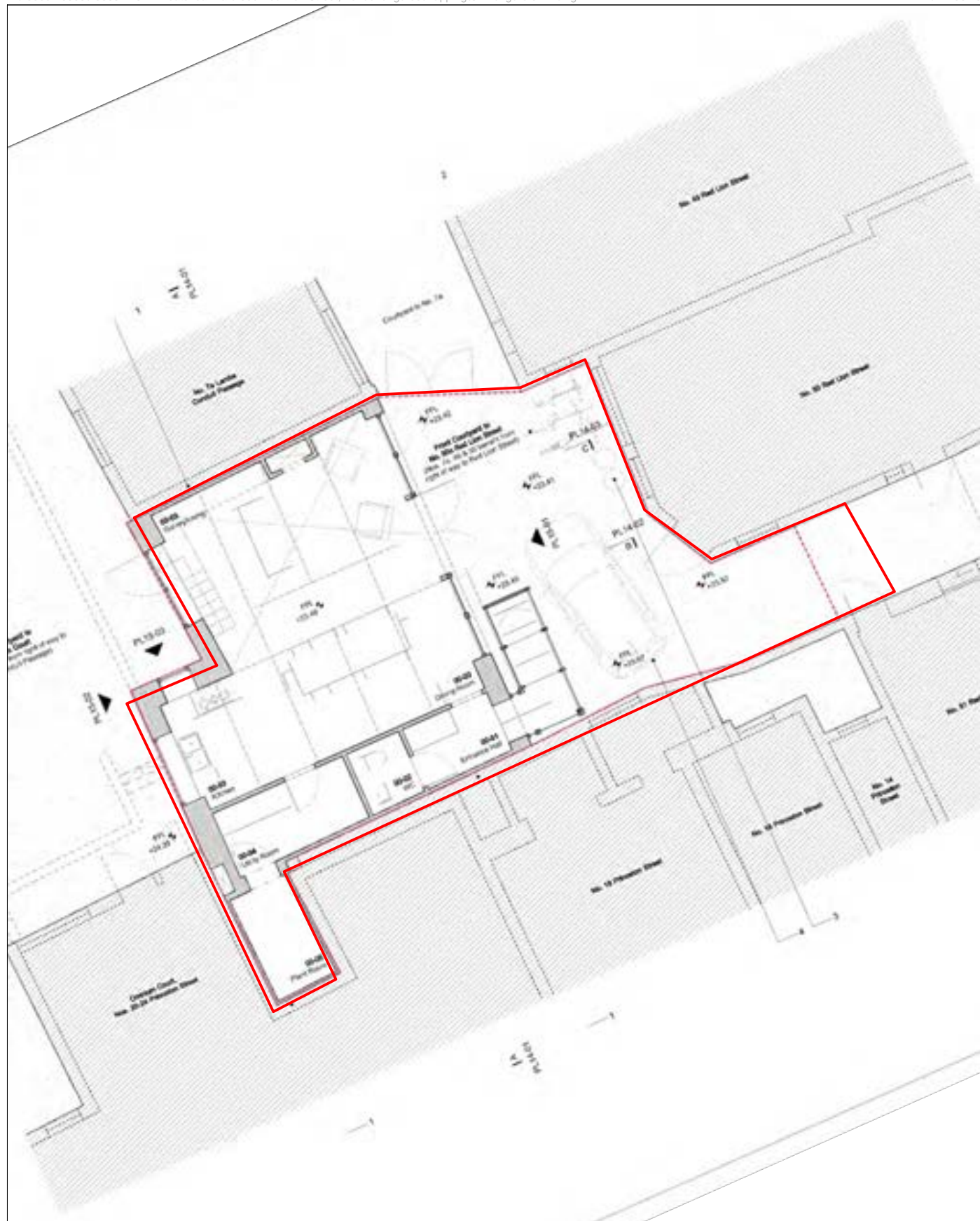
Not to Scale:
Illustrative Only

Figure 16:
2018 Google Earth Image



Not to Scale:
Illustrative Only

Figure 17:
Site as Existing



 Site Boundary



Not to Scale:
Illustrative Only

Figure 18:
Proposed Development
Ground Floor

