



The Shaftesbury Theatre,
210 Shaftesbury Avenue
London Borough of Camden

Written Scheme of Investigation for Archaeological Watching Brief

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Shaftesbury Theatre, 210 Shaftesbury Avenue London Borough of Camden

Written Scheme of Investigation for Archaeological Watching Brief

1 INTRODUCTION

1.1 Project and planning background

1.1.1 Wessex Archaeology has been commissioned by Avison Young ('the client'), on behalf of the Theatre of Comedy Company ('the client'), to produce a written scheme of investigation (WSI) for a proposed archaeological watching brief during the below ground works associated with the basement extension to The Shaftesbury Theatre. The works to be monitored cover an area of approximately 850 square meters centred on NGR 530132, 181352, at The Shaftesbury Theatre, 210 Shaftesbury Avenue, London Borough of Camden, WC2H 8DP (**Fig. 1**).

1.1.2 The proposed development comprises various alterations to theatre building (Class D2) including basement extensions, creation of new entrance fronting Princes Circus, replacement of external lighting to façade and plant at roof level, installation of pavement lights and delivery hatch as well as minor alterations to façade and doors.

1.1.3 A planning application (2018/0575/P) submitted to Camden Council, was granted on 15th November 2018, subject to conditions. The following condition relates to archaeology:

Condition 7: No excavation shall take place until a written scheme of investigation (WSI) has been submitted and approved by the local planning authority in writing. For land that is included within the WSI, no excavation shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and subsequent recording of the remains prior to development in accordance with the requirements of the Policy D2 of the London Borough of Camden Local Plan 2017.

1.1.4 Consultation with the archaeological advisor was undertaken in February 2020 to establish the scope of work to fulfil the above condition. The archaeological advisor requested that ideally an archaeological evaluation would be the preferred method of investigation. A site meeting took place between the client and Wessex Archaeology in February 2020 to establish whether an archaeological evaluation would be possible due to the site constraints, public access and the theatre continuing to be in operation. It was established that the fire exits to the theatre needed to remain clear and that the public footpath was required to be kept open. For these reasons the archaeological evaluation couldn't take

place prior to the commencement of the development. As such it was agreed with the archaeological advisor that a watching brief on the groundworks would take place instead.

1.2 Scope of document

- 1.2.1 This WSI sets out the aims of the watching brief, and the methods and standards that will be employed. In format and content, it conforms to current best practice, as well as to the guidance in *Management of Research Projects in the Historic Environment* (MoRPHE, Historic England 2015a) and the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for an archaeological watching brief* (CIfA 2014a).
- 1.2.2 This document will be submitted to the archaeological advisor to the Local Planning Authority (LPA), for approval, prior to the start of the watching brief.

1.3 Location, topography and geology

- 1.3.1 The proposed watching brief is located at 210 Shaftesbury Avenue, on the southern and western sides of the Shaftesbury Theatre. The Site lies 320m to the west of Tottenham Court Road Underground Station, 425m to the southwest of Holborn Underground Station and 230m to the south of The British Museum.
- 1.3.2 The topography of the Site is generally level with a very minor slope southward towards High Holborn Road with elevations recorded at 20.80m above Ordnance Datum (aOD) on the western elevation, to 18.20m aOD to the east. Local topography continues to slope southwards towards the River Thames.
- 1.3.3 The underlying bedrock geology throughout the Site has been identified through geotechnical investigations (RSK 2017). These investigations have confirmed the presence of the London Clay Formation in the eastern section of the Site which overlies the Lambeth Group deposits (ST Consult 2013). Investigations on the southern and western areas of the Site have confirmed the presence of deposits of Lynch Hill Gravel Member overlying the London Clay Formation (ST Consult 2013).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 The archaeological and historical background was assessed in a prior desk-based assessment (DBA: WA 2018), which considered the recorded historic environment resource within a 250m study area of the development. A summary of the results is presented below, with relevant entry numbers from the Greater London Historic Environment Record (HER) and the National Heritage List for England (NHLE) included. Additional sources of information are referenced, as appropriate.

2.2 Archaeological Priority Area

- 2.2.1 The Site is located in the Archaeological Priority Area (APA) 'London Suburbs'. The area had been designated as an APA for the following reasons:
- *Roman occupation and cemeteries along the roads with Bloomsbury Way and New Oxford Street, known Roman Roads;*
 - *The Saxon settlement of Ludenwic;*
 - *The precinct of the Hospital of St Giles;*
 - *The medieval suburb of Holborn;*

- *The Civil War forts and lines of communication; and*
- *Suburban growth of London in the 17th and 18th centuries.*

2.2.2 The southern section of the Study Area is located within the APA, 'Ludenwic and the Strand'. The APA covers part of the Anglo-Saxon international trading centre known as *Ludenwic* and the medieval and post-medieval grand and religious houses between the City of London and Westminster.

2.3 Archaeological and historical context

Prehistoric (970,000 BC-700 BC)

- 2.3.1 The archaeological record for the prehistoric period within London varies. For the lower Palaeolithic period, the London region is considered to be one of the most important in Europe with one of the best understood river sequences for the period (MOLA 2002:19), whereas for the Upper Palaeolithic period London is barely represented except for a small number of in-situ sites.
- 2.3.2 Geotechnical investigations within the Site have found deposits of Lynch Hill Gravels near to the proposed location for the basement extension. The Lynch Hill Gravels have the potential to preserve early Middle Palaeolithic archaeology, and in some cases environmental evidence. These gravels are part of the River Thames terrace sequence and were aggraded during MIS 8 (between 300 and 243 kya) and have produced archaeology and environmental evidence associated with the first Neanderthals in Britain (Scott 2006:17). These gravels are regarded as high significance as they are usually associated with minimally disturbed/ primary contexts. Based on the available information, there is potential for artefactual and faunal remains within the Lynch Hill Gravels located within the Site.
- 2.3.3 Palaeolithic flints have been found within the vicinity of the Site. Four Palaeolithic handaxes were found at the YMCA on Great Russell Street 250m to the northwest of the Site (084209). Two of the handaxes were found at a depth of 2.5 metres resting on London Clay in an area of Lynch Hill Gravel geology. A single Palaeolithic handaxe was also found 90m to the north of the Site, and, like those found at the YMCA site was also recovered from Lynch Hill Gravel deposits (MLO17688). The recovery of flints in close proximity to the Site further indicates the potential for artefactual remains within the Lynch Hill Gravels present within the Site.
- 2.3.4 Artefactual and environmental evidence has provided a good picture of the use and landscape of the Thames valley during the Mesolithic, Neolithic and Bronze Age. During the Mesolithic, London would have been occupied by roaming hunter-gathering communities who appeared to favour river-valley and floodplain location due to the easy procurement of food resources and mobility (MOLA 2000:55). With the transitions into the Neolithic period, these communities began to settle in these locations permanently undertaking wide spread wood clearance and cultivation of crops by the 3rd millennium BC. The Bronze Age in the Lower Thames Valley is characterised by continued woodland clearance with by the Late Bronze Age evidence of several large settlements recorded in the archaeological record for the Lower Thames Valley.
- 2.3.5 It is thought that the low lying riverside environment of the Strand would have provided an attractive area for settlement due to the availability of fresh water and good agricultural soils. Prehistoric pottery, weapons and tools have been found in the Lundenwic and Strand APA that suggest occupation just outside the Study Area.

- 2.3.6 Only one investigation within the 250m Study Area has found potential evidence of prehistoric occupation (ELO2573). During investigations at Shorts Gardens 190m to the south of the Site a layer of barked willow twigs possibly representing either a prehistoric platform of fish trap was recorded (MOLA 2001). It was likely located on either the former tidal area of the Thames or on one of the many islands that are thought to have once existed within the River. Such structures are an indication of long-term occupation.

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

- 2.3.7 Knowledge of the Iron Age period in London is dominated by the artefactual record, particularly the metalwork from the Thames and other water contexts have been interpreted as evidence of exchange networks and social relationships among elite groups (MOLA 2000:111). The period also saw the construction of large defended hillforts in London though the typical settlement type of the period was small farmsteads set among field systems.
- 2.3.8 Following the conquest of Britain by the Roman Empire in the 1st century AD a new settlement was constructed in London that came to be known as *Londinium*. The settlement was unusual to other towns as it was an entirely Roman creation rather than an existing Iron Age settlement. *Londinium* became the centre of Roman Britain's communication system and was important as a trading centre and for the movement of maritime traffic on the Thames.
- 2.3.9 The Site is located approximately 2km east of the western city walls of *Londinium*. Areas on the periphery of the city are thought to have been occupied by small farming communities similar to those dated to the Iron Age (MOLA 2002:135). The Strand itself is thought to be based on a Roman road that led west from the Roman city and small satellite settlements and, farmsteads, cemeteries and small industrial sites may have been located close to the Roman road.
- 2.3.10 New Oxford Street is thought to follow the approximate line of a Roman Road (081766). The trajectory of the Newgate to Silchester road was first theorised by Ivan Margery in *Roman Roads in Britain* (1973), however no actual evidence of this road has been found in the Study Area to suggest this alignment. If the Roman road did pass along New Oxford Street it is highly likely that satellite settlements, cemeteries or small industrial sites would have been located close to the road.
- 2.3.11 A single Roman cist burial is recorded 45m to the north of the Site (081786). The circumstances that lead to the discovery are not provided in the GLHER entry, but what was found included a lead cist containing burnt bones and two Denarii of Vespasian (69-79AD). This may have been part of a larger site with the other sections possibly removed by post-Romano-British development in the area or may survive at depth in relatively undisturbed areas.
- 2.3.12 Another entry for the Romano-British period relates to a Roman finger ring discovered 240m to the north of the Site (081775).

Anglo-Saxon (AD 410 – 1066)

- 2.3.13 The transition into the Anglo-Saxon period saw the abandonment of *Londinium* with the Lower Thames Valley occupied by small dispersed farming communities. From the 5th century onwards the rising Saxon elite vied for power and control of the southeast and by the middle of the 6th century the southeast came under the control of the group known as the East Saxons, who established a new settlement in London known as *Lundenwic* (Cowie and Blackmore 2008). *Lundenwic* was described in the 730's as a 'metropolis' and as a

well-developed trading emporium and was occupied well into the 9th century. The settlement was enclosed by a bank and ditch and covered an area of approximately 60 hectares with a peak population of 6000-7000. Some habitation still occurred within the Roman city walls but is thought to have been on a very minimal scale.

- 2.3.14 Both the London Suburbs APA and the Lundenwic and the Strand APA were designated for the potential for Anglo-Saxon remains. At present, the limits of *Lundenwic* have not been found and it may have stretched from the Strand to Bloomsbury through both APA's. Based on current evidence it has been suggested that the settlement was split into several zones. Most of the residential area appears to have been to the north of the Strand. Iron smelting and butchery may have been confined to the northern and eastern peripheries of the settlement while quarrying for gravel on a large scale occurred to the west of the town. The location of the Site would place it in the proposed main residential area.
- 2.3.15 Many questions still remain to be answered for the settlement of *Lundenwic*, from the reasons that led to its foundation, to the development and spatial arrangement of the settlement (MOLA 2002). It has been suggested that the routes of several major Roman roads were used in the presumed gridded street pattern of the settlement (ibid: 48). New Oxford Street may have been one of these roads used while there is potential that High Holborn could have originated in this period.
- 2.3.16 Following successive attacks by the Vikings in the 9th century, resettlement began to occur within the Roman city walls of *Londinium* (MOLA 2002:49). The resettlement within the Roman city walls begun under Alfred the Great who consecrated the settlement *Lundenburgh* in AD886. Resettlement is believed to have been a slow process at first and was centred between the Thames and Cheapside with the original Roman walls undergoing repair. By the 10th century *Lundenburgh* had developed into a major town. It has not been fully established whether *Lundenwic* was completely abandoned however modern consensus is that if it was still occupied it was considerably smaller in size and status than it had been before.
- 2.3.17 In 959AD King Edgar granted land that lay to the south of the 'wide army street' of High Holborn to Westminster Abbey. The original name of Holborn comes from the Anglo-Saxon words *burna* meaning stream and *hol* meaning hollow. This would indicate the area contained a stream or former stream that was known to the inhabitants of the area.
- 2.3.18 An Anglo-Saxon occupation site was found 130m to the southeast of the Site at Nos. 107-115 Long Acre (084637). A series of pits were dug at the site in the 7th century thought to be for quarrying of natural sand, gravel and brickearth (MOLA 1998a). Sometime during the 8th century a gravel surface was laid on a southeast to northwest alignment. This would not be in use for long as by the 9th century a dumped layer was deposited over the road consisting of domestic rubbish and butchery waste. Dumped layers of waste and agricultural soils dating to the Anglo-Saxon period were also encountered during works at Nottingham House 190m to the south of the Site (ELO226) and at Nos. 27-29 Macklin Street 245m to the east of the Site (ELO5049).
- 2.3.19 Further evidence of small scale quarrying was found 240m to the southwest of the Site (MLO75820). Residual Anglo-Saxon pottery sherds were recovered from a feature during an evaluation at the former site of the Phoenix Theatre which was thought to represent a backfilled quarry. No further finds or features were identified for the period with the majority of evidence for activity at Phoenix Theatre dated to the medieval period (see 4.4.30).

- 2.3.20 Building remains of Anglo-Saxon date were found 190m to the south of the Site (ELO2573). Thin surviving layers of dark soils were found overlying blue-grey clay that contained butchered animal bones, oyster shell and tiny fragments of charcoal and burnt daub and a large complete loom weight (MOLA 2001). A series of beaten earth floors, beam slots and stake holes indicative of dwellings were found to the south of the soils along with an 8m long collapsed wattle and daub wall as well as a domed hearth used for smithing.
- 2.3.21 A single Anglo-Saxon pit was encountered during archaeological works 180m to the southeast of the Site (ELO3218/ELO339). The pit was roughly circular in plan and thought to be the result of quarrying with animal bone recovered from the fill carbon dated to AD432-608 (AOC 2001).
- 2.3.22 In summary, the archaeological evidence for the Anglo-Saxon period has found that several episodes of quarrying occurred within the Study Area. This would have been for both the extraction of gravels for road surfaces and for brickearth that would be used in the construction of wattle and daub, production of pottery and loomweights. The Study Area would later be used for habitation as part of the settlement of Lundenwic or as areas of dumping material and agriculture use.

Medieval (AD 1066–1500)

- 2.3.23 The nearest recorded medieval settlement to the Site was the settlement of Tottenham (Court). The settlement was first recorded in the Domesday Book as eight households comprising of four villagers and four smallholders. The settlement was lorded over by the Canons of St Paul, London who retained lordship following the Norman Conquest. Urban growth of London occurred along all the major roads that laid beyond the six main gates into the city during the medieval period with the area known as the Strand located 700m to the southeast of the Site becoming the main land route to Westminster.
- 2.3.24 In the medieval period the Strand and Holborn became a popular area for grand aristocratic houses, religious institutions, the London homes of various bishops and the Inns of Court. By the 14th century Holborn was considered London's legal quarter with lawyers often gathering in these 'Inns' for training and support. Most noted and prosperous of these Inn's include Grays Inn and Lincoln's Inn which were both former grand houses (MOLA 2000). By the 15th century High Holborn had developed into a major thoroughfare between the City of London and Westminster and in 1417 Henry V is said to have paid for High Holborn to be paved as the thoroughfare which is said to have been "*so deep and miry that many perils and hazards were thereby occasioned*" (Thornbury 1878) .
- 2.3.25 In AD1101, Queen Matilda, wife of Henry I, established the St Giles Hospital to care for people with leprosy (081798/06/00). The hospital was set within a large walled compound with some gardens and an acre of land with buildings including a chapel (082022/00/00), chapter house (081798/02/00) and various outbuildings. The original gatehouse to the compound was located 190m to the west of the Site (081798/06/00) with a section of the compound wall identified 205m to the southwest of the Site (08798/07/00). A bull (public decree) written by Pope Alexander IV provided the hospital with papal protection and in 1299 the hospital was granted to the Order of St Lazarus. The Order of St Lazarus was part of military order founded in 1199 around a leper hospital in Jerusalem.
- 2.3.26 Remains of a medieval building located within the compound of St Giles Hospital were recorded 245m to the west of the Site at Nos. 1-6 Denmark Place (084733/00/000). An east to west aligned stone and mortar foundation was recorded within the site. The foundations are thought to have been part of an outbuilding associated with the Hospital of St Giles with tiles recovered dating the remains to the mid-13th century (MOLA 2008: 11).

- 2.3.27 The medieval village of St Giles began to grow up around the hospital from the 13th century with evidence of medieval occupation found within the Study Area. The settlement is believed to have been located around Drury Lane (082023/00/00) and Bloomsbury Way (082022/00/00). During an archaeological watching brief at 1 Plough Place, 250m to the northeast of the Site, a cellar of a medieval building and dump layers were noted along with two barrel wells (MLO76468). Medieval occupation was also noted 40m to the west of the Site (MLO98203). A large ditch orientated north to south was recorded within the site which is thought to be the documented as Belmonde's ditch that was dug to drain the site (MOLA 2008:15). This is thought to have allowed farming and quarrying to occur within the site with several smaller drainage ditches and quarry pits noted, dated to the 12th to 14th centuries.
- 2.3.28 A series of investigations conducted on the site of Holborn Town Hall, located 230m to the northeast of the Site have found evidence of medieval occupation (ELO3590 and ELO9151). The area was first subject to an archaeological watching brief in 1998 to the rear of the Holborn Town Hall (MOLA 1999a). The investigation identified an undated linear feature along with evidence of post-medieval activity. The garage to the southwest of the site was subject to an archaeological evaluation. A north-south ditch was recorded that contained a rim of cooking pot dated between AD1140-1300. The ditch was in turn sealed by a thick layer of agricultural soil, which produced two fragments of late medieval pottery (MOLA 1999). A layer of gravel was later deposited over the soil along with post medieval dumps.
- 2.3.29 Three roadside taverns have been recorded by the GLHER. A brewhouse existed at the junction of Tottenham Court Road from at least 1452, 245m to the northwest of the Site (082023/00/00). A tavern is mentioned in a deed of Edward II south of High Holborn 100m to the east of the Site (082057/00/00). A public house had also been established by circa 1300, 140m to the north of the Site (082001/00/00).
- 2.3.30 Following the abandonment of *Lundenwic*, areas around medieval London were reused for arable purposes. During an excavation 130m to the southeast of the Site cultivation soil was noted above previous Anglo-Saxon occupation (084638/00/00). Continued agricultural activity occurred at the site well into the 17th century. Additional deposits of agricultural soils have been recorded at ELO2573, 190m to the south of the Site and ELO5049, 245m to the east of the Site.

Post-medieval (AD 1500–1800)

- 2.3.31 The development and growth of London is well documented both in the archaeological records and in documentary sources. London's population grew rapidly during the post-medieval period with a recorded population of 120,000 in 1550 to just over a million by 1801 (MOLA 2002:68). During the period London was split into three distinct areas: Westminster and The Strand (political and social area), the City and Fleet Street (commercial, financial and legal district and includes Holborn) and East End (industrial area).
- 2.3.32 The English Civil War had a profound effect upon London. A defensive bank and ditch, interrupted by forts and batteries were constructed around the city having been completed in 1642-3. Part of the east-west aligned section of the ditch may have passed to the west of the Site with two forts flanking Tottenham Court Road.
- 2.3.33 The Great Plague of 1665 also had an impact on the City (MOLA 2000:275). As people flocked to London, the former quaint suburbs surrounding the city developed into crude, poorly built towns with very poor sanitation. St Giles was considered one of the worst areas and was blamed for the spread of the plague as it was overcrowded often with 50 people to

a lodging house (ibid). As a result, Holborn and St Giles would be one of the worst affected areas in London.

- 2.3.34 A large number of post-medieval building remains have been found in the Study Area. The cellars of four post-medieval buildings were located on the southern boundary of the St Giles churchyard 180-200m to the southwest of the Site (MLO64140). Several walls were noted during an evaluation at Phoenix Theatre thought to relate to a number of small domestic buildings (083259/00/00). Post-medieval cellar walls and floors were noted at No. 14 Stukeley Street 180m to the southeast of the Site (082575/00/00). Two domestic brick drains were recorded 200m to the southeast of the Site (083629/00/00). Post-medieval building remains were recorded across the site during upgrades to Tottenham Court underground station (ELO14554). Former remains of cellars were recorded at Nottingham House 190m to the south of the Site (ELO226).
- 2.3.35 During an archaeological watching brief to the rear of Holborn Town Hall a series of post-medieval cellars and a post-medieval wall were recorded (ELO3590: MOLA 1998). A Garage to the southeast of the Town Hall was also subject to an archaeological evaluation. Covering a deposit of medieval agricultural soil were a series of rubbish dumps that had been cut by a cellar wall of 17th century date (ELO9151: MOLA 1999a). The cellar is thought to have belonged to one of the buildings shown on a map of the area dated to the late 17th century when the site was known as Cole Yard. Directly north of the wall, a further pit contained 17th century pottery, animal bones and seeds from fruit. A late 19th century cesspit was also noted showing continued occupancy of the site.
- 2.3.36 A single linear feature was recorded during an evaluation at 61 Endell Street 100m to the south of the Site, with pottery dating to the late 17th and early 18th century recovered from the feature (084070/00/00). The ditch is thought to be a boundary or drainage ditch associated with a former building located on the site. Three brick lined pits and a rubbish pit were recorded 100m to the northeast of the Site (ELO14516). A cess pit was noted during an excavation 65m to the northwest of the Site (082078/00/00). A series of pits and ditches filled with 17th century domestic rubbish were identified 190m to the east of the Site (MLO103549). Reclamation dumps of the 17th century date were noted 240m to the southwest of the Site (083589/00/00).
- 2.3.37 Remains of the former Montagu House (predecessor to the current British Museum building) were found during an evaluation in the forecourt of the British Museum 200m to the north of the Site (ELO6388). Montagu House had been constructed in the late 17th century as a grand mansion after the first house on the site was destroyed by fire. Evidence of some of the internal walls were found to survive to a height of 0.3m within the Great Court (PCA 2005). The evaluation noted that the mansion suffered from damp as a series of later drains and damp proof walls were added to the property. Montagu House was sold to the British Museum in 1759 before being demolished to make way for the larger premises.
- 2.3.38 In 1730, the former chapel of St Giles Hospital was enlarged becoming the parish church for St Giles (081798/02/00). The churchyard associated with St Giles Parish Church was extended on numerous occasions and saw extensive use by poor Irish immigrants who came to settle in the area (202699/04/00). The churchyard eventually extended from High Holborn to Stacey Street (MLO103812). The churchyard was opened as a public park in 1871. A site visit was made to the church during refurbishment works that recorded post-medieval makeup deposits (082575/00/00).
- 2.3.39 Further activity was also encountered during investigations of St Pauls' Hospital 180m to the southeast of the Site (ELO3218/ELO339). 17th century quarry pits were identified in the

centre of the site along with several contemporary linear features (AOC 2001). Deposits of soil occurred during the 18th century indicating evidence of agricultural activity. The site would later be used for small scale industrial use within a brick structure located in the southeast of the site with many copper pins recovered internally.

- 2.3.40 During a survey conducted by Basil Holmes, a former burial ground associated with a workhouse was noted 190m to the south of the Site (084031/00/00). Workmen later found discarded human remains on the spot in 1978 that remain undated (082912/00/00).

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

- 2.3.41 Shaftesbury Theatre, originally known as the Princes Theatre, was designed by Bertie Crewe for the two brothers who established the theatre, Walter and Frederick Melville. The theatre was constructed on what remained of a city block, using a plot 30m wide and 34m deep and was one of the last of several theatres to be built on Shaftesbury Avenue with a capacity of 2,392. Bertie Crewe incorporated sections of foundations from the buildings that formerly occupied the site into the theatre.

- 2.3.42 Externally the theatre conformed to architectural style of the area. The theatre reached a height of three stories constructed from terracotta blocks interspersed with courses of brick in an elaborate Renaissance style. Both the ground and first floors used rusticated blocks (large blocks with sunk joints and roughened surfaces) with a canopy over the ground floor with much of the first floor covered by hoarding. The second floor has Diocletian windows and oculi in alternate bays. The design detailing and materials would have come at significant cost but reflect a desire by the brothers to make a clear statement about the quality and proprietary offered at the theatre. The theatre would later be sold in 1962 to EMI where its name was changed to Shaftesbury. The theatre would be sold again in 1983 to the Theatre and Comedy Company who remain the existing owners.

Map regression

- 2.3.43 The earliest depiction of the use of the Site is upon the 1572 Braun and Hogenburg map of London. St Giles, in 1572, was still a small village located to the northwest of the main urban areas of London. The village retained its rural setting and was spread along High Holborn. Though not specifically labelled, the road running off High Holborn is thought to be Drury Lane which is displayed on Hollars and Faithorne and Newcourt's maps both dated to 1658. This indicates that the Site was either occupied by one of the buildings visible on the north side of High Holborn or was undeveloped land.
- 2.3.44 The 1658 maps produced by Faithorne and Newcourt show the Site had been occupied by a range of two and three storey properties. By 1658, High Holborn had developed into a major thoroughfare that was lined with new buildings. St Giles still retained some of its rural character with agricultural land still visible to the south and north of High Holborn. However, by 1682 these areas were lost to new developments as London continued to expand. By 1682, Vine Street (currently Grape Street) had been constructed while the Site appears to have been occupied by a single large irregular shaped building. High Holborn had also been expanded considerably on its south side which had removed a number of the buildings visible on the 1658 Hollars map.
- 2.3.45 By the late 18th century, the irregular shaped building had been cleared from the Site and replaced with a row of buildings that were either used as shops or townhouses. Plumtree Street, the forerunner to Bloomsbury Street, had also been constructed to the west of the Site while a small alleyway ran through the centre of the Site. By 1863, these buildings had been expanded as evident on the 1st Edition Ordnance Survey map with the alleyway running in the centre of the Site removed. The majority of these buildings appear to have

been residential. This is indicated by the 1880 Charles Booth Poverty Map. From 1880 to 1903, Charles Booth ran a major study on the everyday lives of Londoners recording addresses and social statuses of the community. The map of the Site indicates the buildings that were residential were occupied by 'well to do' middle class families. Shaftesbury Avenue located to the west of the Site had been constructed between 1877 and 1886.

- 2.3.46 The 1888 Goad insurance plan of London gives a better indication of the use and function of the buildings located within the Site (not reproduced). The plan records that the Site was occupied by a total of five buildings. These included five shops (denoted by 'S') of three storeys in height, a public house, tobacco and fag store, a hay and straw warehouse and a seed warehouse. The seed warehouse is presumably associated with the Bloomsbury distillery located on the eastern side of Vine Street. The plan also shows that the buildings were constructed of brick. By 1911, these buildings had been demolished to make way for Princes Theatre. Between 1911 and 1932 the Site and surrounding area remained much the same.
- 2.3.47 The 1938 Goad Insurance Plan provides a highly detailed layout of the Theatre indicating the location of the stage, seating galleries, bar and lounges and areas used by the actors and actresses. The Plan also highlights the former glass façade that ran around the building (denoted in blue) and the use of the buildings to the north of the Site as shops and flats.
- 2.3.48 Later mapping shows the Site remained the same while redevelopment of the surrounding area had begun to occur. By 1952, the former Rookery to the west of the Site had been removed and replaced with a large office building known as St Giles Court. Several former public buildings to the south of the Site had also been replaced by 1952, with either office or residential buildings.

3 AIMS AND OBJECTIVES

3.1 General Aims

- 3.1.1 The aims (or purpose) of the watching brief, as defined in the ClfA *Standard and guidance for an archaeological watching brief* (ClfA 2014a), are to:
- allow the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of the development or other works;
 - provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard; and
 - guide, not replace, any requirement for contingent excavation or preservation of possible deposits.

3.2 Objectives

- 3.2.1 In order to achieve the above aims, the objectives of the watching brief are to:
- determine the presence or absence of archaeological features, deposits, structures, artefacts or ecofacts within the specified works area;

- record and establish, within the constraints of the works, the extent, character, date, condition and quality of any surviving archaeological remains (a preservation by record);
- place any identified archaeological remains within a wider historical and archaeological context in order to assess their significance; and
- make available information about the archaeological resource on the site by preparing a report on the results of the watching brief.

4 FIELDWORK METHODS

4.1 Introduction

- 4.1.1 All works will be undertaken in accordance with the detailed methods set out within this WSI. Any significant variations to these methods will be agreed in writing with the Archaeological Advisor and the client, prior to being implemented.
- 4.1.2 The watching brief will monitor all groundworks associated with the proposed development including the piling for the retaining wall and the excavation for the basement area.
- 4.1.3 Before the start of the fieldwork, a Museum of London site code will be obtained for the watching brief.

4.2 Service location and other constraints

- 4.2.1 The client and/or their principal contractor will be responsible for the identification and protection of any above- and below-ground services within the watching brief area. The client and/or their principal contractor will also be responsible for informing Wessex Archaeology of, and delimiting, any other areas of environmental, ecological or other constraints.

4.3 Watching brief methods

- 4.3.1 The watching brief will be undertaken by at least one archaeologist, subject to the number of site operations being carried out at any one time. All mechanical excavation will be undertaken using a toothless ditching bucket and will be constantly monitored by the watching archaeologist.
- 4.3.2 The archaeologist will ask for the groundwork to be temporarily halted whilst investigations are carried out, if archaeological remains are encountered. Provision will be made by the client for adequate time for any identified archaeological remains to be investigated and recorded. If appropriate, areas of archaeological interest will be defined and suitably protected in advance of their investigation and recording.
- 4.3.3 The surface of archaeological deposits will be cleaned by hand. A sample of the archaeological features and deposits identified will be hand-excavated and recorded, sufficient to address the aims of the watching brief. Spoil derived from both machine stripping and hand-excavation will be visually scanned for the purposes of finds retrieval, and where appropriate will also be metal-detected by trained archaeologists. Artefacts and other finds will be collected and bagged by context.
- 4.3.4 If extensive, complex or well-preserved archaeological remains are identified, for which the scope of the approved watching brief WSI is insufficient, the watching archaeologist will halt the groundwork, delimit the area of archaeological interest, and report immediately to the Wessex Archaeology project manager. Wessex Archaeology will then inform the

groundwork contractor, the client and the Archaeological Advisor, as a contingent excavation or revised strategy may be required. The programme, and additional resources, for any contingent excavation will be agreed with the client. Accordingly, this WSI will need revising before any further fieldwork proceeds – the revised WSI will need the approval of the Archaeological Advisor, on behalf of the LPA.

- 4.3.5 If human remains are uncovered, the specific methods outlined below (section 4.7.2) will be followed.

4.4 Recording

- 4.4.1 All exposed archaeological deposits and features will be recorded using Wessex Archaeology's pro forma recording system.
- 4.4.2 A complete record of excavated archaeological features and deposits will be made. This will include plans and sections, drawn to appropriate scales (generally 1:20 or 1:50 for plans, 1:10 for sections) and tied to the Ordnance Survey (OS) National Grid.
- 4.4.3 A full photographic record will be made using digital cameras equipped with an image sensor of not less than 10 megapixels. This will record both the detail and the general context of the principal features and the site. Digital images will be subject to managed quality control and curation processes which will embed appropriate metadata within the image and ensure long term accessibility of the image set.

4.5 Survey

- 4.5.1 The real time kinematic (RTK) survey of all archaeological features will be carried out using a Leica Global Navigation Satellite System (GNSS) connected to Leica's SmartNet service. All survey data will be recorded in OS National Grid coordinates and heights above OD (Newlyn), as defined by OSTN15 and OSGM15, with a three-dimensional accuracy of at least 50 mm.
- 4.5.2 If, due to unforeseen circumstances, it is not possible to survey using survey equipment prior to the destruction of the material, archaeological features will be located to either client plans that are related to OS mapping or structures/features that appear on OS mapping. This will be achieved using hand-held measuring tapes and the basic principles of triangulation.

4.6 Monitoring

- 4.6.1 The client will inform the Archaeological Advisor of the start of the watching brief and its progress. Reasonable access will be arranged for the Archaeological Advisor to make site visits to inspect and monitor the progress of the watching brief. Any variations to the WSI, if required to better address the project aims, will be agreed in advance with the client and the Archaeological Advisor.

4.7 Finds

General

- 4.7.1 All archaeological finds from excavated contexts will be retained, although those from features of modern date (19th century or later) may be recorded on site and not retained. Where appropriate, soil samples may be taken and sieved to aid in finds recovery. Any finds requiring conservation or specific storage conditions will be dealt with immediately in line with *First Aid for Finds* (Watkinson and Neal 1998).

Human remains

- 4.7.2 In the event of discovery of any human remains (articulated or disarticulated, cremated or unburnt), all excavation of the deposit(s) will cease pending Wessex Archaeology obtaining a Ministry of Justice licence (this includes cases where remains are to be left *in situ*).
- 4.7.3 Initially the remains will be left *in situ*, covered and protected, pending discussions between the client, Wessex Archaeology's osteoarchaeologist and the Archaeological Advisor regarding the need for excavation/removal or sampling. Where this is deemed appropriate, the human remains will be fully recorded, excavated and removed from site in compliance with the Ministry of Justice licence.
- 4.7.4 Excavation and post-excavation processing of human remains will be in accordance with Wessex Archaeology protocols and in-line with current guidance documents (eg, McKinley 2013) and the standards set out in ClfA Technical Paper 13 *Excavation and post-excavation treatment of cremated and inhumed remains*. Appropriate specialist guidance/site visits will be undertaken if required.
- 4.7.5 The final deposition of human remains subsequent to the appropriate level of osteological analysis and other specialist sampling/examinations will follow the requirements set out in the Ministry of Justice licence.

Treasure

- 4.7.6 Wessex Archaeology will immediately notify the client and the Archaeological Advisor on discovery of any material covered, or potentially covered, by the *Treasure Act 1996*. All information required by the *Treasure Act* (ie, finder, location, material, date, associated items etc.) will be reported to the Coroner within 14 days.

4.8 Environmental sampling

- 4.8.1 All sampling will be undertaken following Wessex Archaeology's in-house guidance, which adheres to the principles outlined in Historic England's guidance (English Heritage 2011 and Historic England 2015b).
- 4.8.2 Bulk environmental soil samples, for the recovery of plant macrofossils, wood charcoal, small animal bones and other small artefacts, will be taken as appropriate from well-sealed and dateable contexts. In general, features directly associated with particular activities (eg, pits, latrines, cesspits, hearths, ovens, kilns, and corn driers) should be prioritised for sampling over features, such as ditches or postholes, which are likely to contain reworked and residual material.
- 4.8.3 If waterlogged or mineralised deposits are encountered, an environmental sampling strategy will be devised and agreed with the Archaeological Advisor as appropriate. Specialist guidance will be provided by a member of Wessex Archaeology's geoarchaeological and environmental team, with site visits undertaken if required.
- 4.8.4 Any samples will be of an appropriate size – typically 40 litres for the recovery of environmental evidence from dry contexts, and 10 litres from waterlogged deposits.
- 4.8.5 Following specialist advice, other sampling methods such as monolith, Kubiena or contiguous small bulk (column) samples may be employed to enable investigation of deposits with regard to microfossils (eg, pollen, diatoms) and macrofossils (eg, molluscs, insects), soil micromorphological or soil chemical analyses.

5 POST-EXCAVATION METHODS AND REPORTING

5.1 Stratigraphic evidence

- 5.1.1 All written and drawn records from the watching brief will be collated, checked for consistency and stratigraphic relationships. Key data will usually be transcribed into a database, which can be updated during any further analysis. The preliminary phasing of archaeological features and deposits will be undertaken using stratigraphic relationships and the spot dating from finds, particularly pottery.
- 5.1.2 A written description will be made of all archaeologically significant features and deposits that were exposed and excavated, ordered by period and/or feature group as appropriate.

5.2 Finds evidence

- 5.2.1 All retained finds will, as a minimum, be washed, weighed, counted and identified. They will then be recorded to a level appropriate to the aims and objectives of the watching brief. The report will include a table of finds by feature/context.
- 5.2.2 Metalwork from stratified contexts will be X-rayed and, along with other fragile and delicate materials, stored in a stable environment. The X-raying of objects and other conservation needs will be undertaken by Wessex Archaeology in-house conservation staff, or by another approved conservation centre.
- 5.2.3 Finds will be suitably bagged and boxed in accordance with the guidance given by the relevant museum and generally in accordance with the standards of the ClfA (2014b).

5.3 Environmental evidence

- 5.3.1 Bulk environmental soil samples will be processed by standard flotation methods. The residues will be fractionated into 5.6/4 mm and 1 mm and dried if necessary. The coarse fraction (>5.6/4 mm) will be sorted, weighed and discarded, with any finds recovered given to the appropriate specialist. The flot, and fine residue fraction when appropriate, will be retained on a 0.25 mm mesh and scanned to assess the environmental potential of deposits. Unsorted fine residues will be retained until after any analyses, and discarded following final reporting (in accordance with the Selection policy, below).
- 5.3.2 In the case of samples from cremation-related deposits the flots will be retained on a 0.25 mm mesh, with residues fractionated into 4 mm, 2 mm and 1 mm. In the case of samples from inhumation burial deposits, the sample will be artefact sieved through 9.5 mm and 1 mm mesh sizes. The coarse fractions (9.5 mm) will be sorted with any finds recovered given to the appropriate specialist together with the finer residues.
- 5.3.3 Any waterlogged or mineralised samples will be processed by standard waterlogged flotation methods.

5.4 Reporting

- 5.4.1 Following completion of the fieldwork and the assessment of the stratigraphic, artefactual and ecofactual evidence, a draft report will be submitted for approval to the client and the Archaeological Advisor for comment. Once approved, a final version will be submitted.
- 5.4.2 The report will include the following elements:
- Non-technical summary;

- Project background;
- Archaeological and historical context;
- Aims and objectives;
- Methods;
- Results – stratigraphic, finds and environmental;
- Conclusions in relation to the project aims and objectives, and discussion in relation to the wider local, regional or other archaeological contexts and research frameworks etc;
- Archive preparation and deposition arrangements;
- Appendices;
- Illustrations; and
- References.

5.4.3 A copy of the final report will be deposited with the HER, along with surveyed spatial digital data (.dxf or shapefile format) relating to watching brief.

Publication

5.4.4 If no further excavation works are undertaken, a short report on the results of the watching brief will be prepared for publication in a suitable journal, if considered appropriate and agreed with the client and the Archaeological Advisor.

OASIS

5.4.5 An OASIS (online access to the index of archaeological investigations) record (<http://oasis.ac.uk/pages/wiki/Main>) will be created, with key fields completed, and a .pdf version of the final report submitted. Subject to any contractual requirements on confidentiality, copies of the OASIS record will be integrated into the relevant local and national records and published through the Archaeology Data Service (ADS) ArchSearch catalogue.

6 ARCHIVE STORAGE AND CURATION

6.1 Museum

6.1.1 It is recommended that the project archive resulting from the watching brief be deposited with Museum of London. Provision has been made for the cost of long-term storage in the post-fieldwork costs. The museum has been notified of the project, prior to fieldwork commencing, and an accession number has been obtained (**SAV20**).

6.2 Transfer of title

6.2.1 On completion of the watching brief (or extended fieldwork programme), every effort will be made to persuade the legal owner of any finds recovered (ie, the landowner), with the exception of human remains and any objects covered by the *Treasure Act 1996*, to transfer their ownership to the museum in a written agreement.

6.3 Preparation of archive

6.3.1 The complete archive, which may include paper records, graphics, artefacts, ecofacts and digital data, will be prepared following the standard conditions for the acceptance of excavated archaeological material by Museum of London, and in general following

nationally recommended guidelines (SMA 1995; ClfA 2014c; Brown 2011; ADS 2013). The archive will usually be deposited within one year of the completion of the project, with the agreement of the client.

6.4 Selection policy

- 6.4.1 Wessex Archaeology follows national guidelines on selection and retention (SMA 1993; Brown 2011, section 4). In accordance with these, and any specific guidance prepared by the museum, a process of selection and retention will be followed so that only those artefacts or ecofacts that are considered to have potential for future study will be retained. The selection policy will be agreed with the museum, and fully documented in the project archive. Material not selected for retention may be used for teaching or reference collections by the museum, or by Wessex Archaeology.

6.5 Security copy

- 6.5.1 In line with current best practice (eg, Brown 2011), on completion of the project a security copy of the written records will be prepared in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

7 COPYRIGHT

7.1 Archive and report copyright

- 7.1.1 The full copyright of the written/illustrative/digital archive relating to the project will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The museum, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use conforms to the *Copyright and Related Rights Regulations 2003*. In some instances, certain regional museums may require absolute transfer of copyright, rather than a licence; this should be dealt with on a case-by-case basis.

7.2 Third party data copyright

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

8 WESSEX ARCHAEOLOGY PROCEDURES

8.1 External quality standards

- 8.1.1 Wessex Archaeology is registered as an archaeological organisation with the Chartered Institute for Archaeologists (ClfA) and fully endorses its *Code of conduct* (ClfA 2014d) and *Regulations for professional conduct* (ClfA 2014e). All staff directly employed or subcontracted by Wessex Archaeology will be of a standard approved by Wessex Archaeology, and archaeological staff will be employed in line with the ClfA codes of practice, and will normally be members of the ClfA.

8.2 Personnel

- 8.2.1 The fieldwork will be directed and supervised by an experienced archaeologist from Wessex Archaeology's core staff. The overall responsibility for the conduct and management of the project will be held by one of Wessex Archaeology's project managers, who will visit the fieldwork as appropriate to monitor progress and to ensure that the scope of works is adhered to. Where required, monitoring visits may also be undertaken by Wessex Archaeology's Health and Safety manager. The appointed project manager and fieldwork director will be involved in all phases of the investigation through to its completion.
- 8.2.2 The analysis of any finds and environmental data will be undertaken by Wessex Archaeology core staff or external specialists, using Wessex Archaeology's standard methods, under the supervision of the departmental managers and the overall direction of the project manager. A complete list of finds and environmental specialists can be provided on request.
- 8.2.3 The following key staff are proposed:
- Project Manager *Mark Williams*
 - Fieldwork Director *TBC*
- 8.2.4 Wessex Archaeology reserves the right, where necessary due to unforeseen circumstances, to replace nominated personnel with alternative members of staff of comparable expertise and experience.

8.3 Internal quality standards

- 8.3.1 Wessex Archaeology is an ISO 9001 accredited organisation (certificate number FS 606559), confirming the operation of a Quality Management System which complies with the requirements of ISO 9001:2015 – covering professional archaeological and heritage advice and services. The award of the ISO 9001 certificate, independently audited by the British Standards Institution (BSI), demonstrates Wessex Archaeology's commitment to providing quality heritage services to our clients. ISO (the International Organisation for Standardisation) is the most recognised standards body in the world, helping to drive excellence and continuous improvement within businesses.
- 8.3.2 Wessex Archaeology assigns responsibility to individual managers for the successful completion of all aspects of a project including reporting. This includes monitoring progress and quality; controlling the budget from inception to completion; and all aspects of health and safety for the project. At all stages, the project manager will carefully assess and monitor performance of staff and adherence to objectives, timetables and budgets, while the manager's own performance is monitored by the team leader or regional director. The technical managers in the Graphics, Research, GeoServices and IT sections provide additional assistance and advice.
- 8.3.3 All staff are responsible for following Wessex Archaeology's quality standards but the overall adherence to and setting of these standards is the responsibility of the senior management team who, in consultation with the team leaders/regional directors, also ensure projects are adequately programmed and resourced within Wessex Archaeology's portfolio of project commitments.

8.4 Health and Safety

- 8.4.1 Health and safety considerations are of paramount importance when conducting all fieldwork. Safe working practices override archaeological considerations at all times.



Wessex Archaeology supply trained, competent and suitably qualified staff to perform the tasks and operate the equipment used on site. All work will be carried out in accordance with the *Health and Safety at Work Act 1974* and the *Management of Health and Safety at Work Regulations 1999*, all other applicable health and safety legislation, regulations and codes of practice in force at the time.

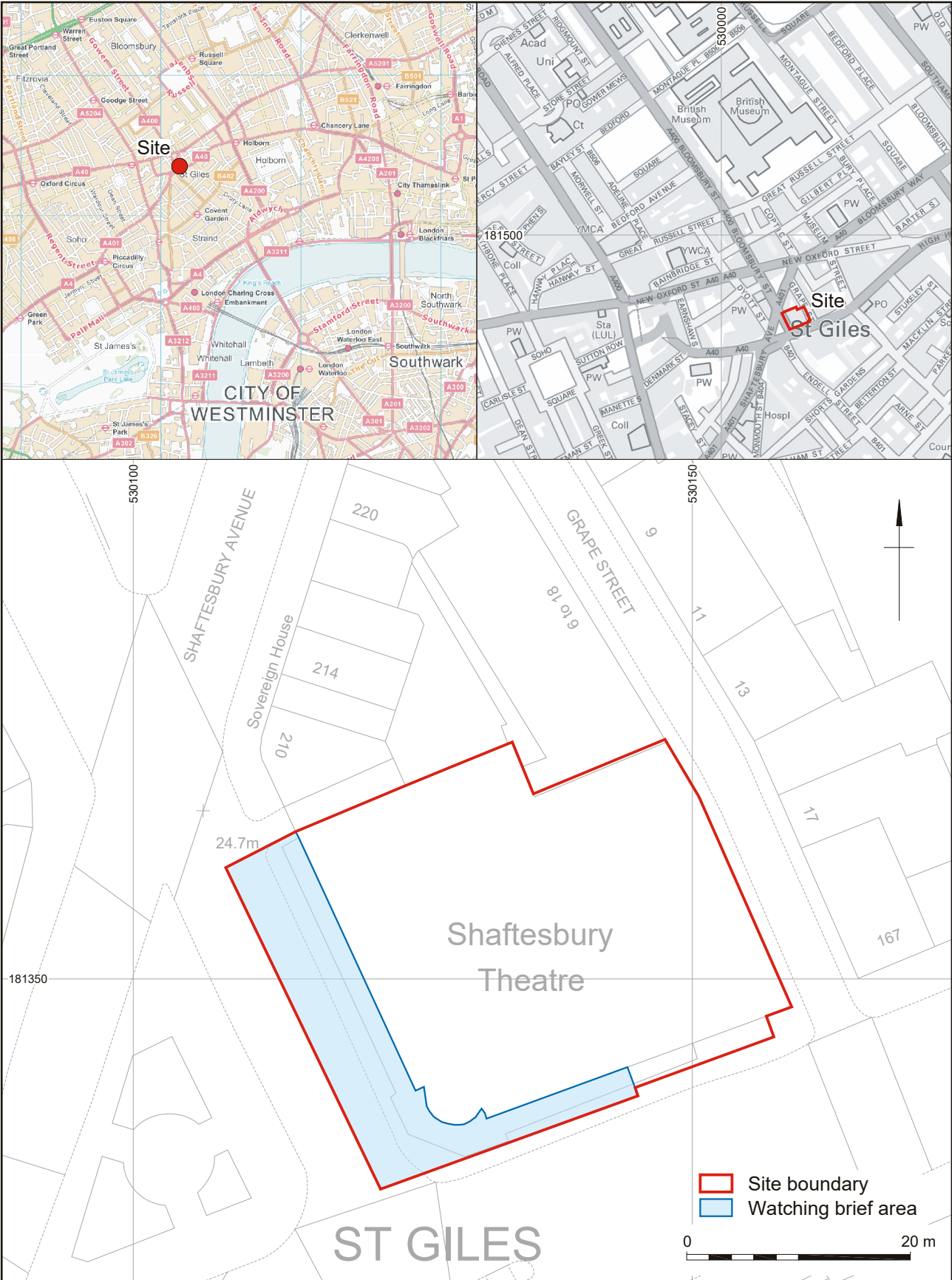
- 8.4.2 Wessex Archaeology will supply a copy of the company's Health and Safety Policy and a Risk Assessment to the client. The Risk Assessment will have been read, understood and signed by all staff attending the site before any fieldwork commences. Wessex Archaeology staff will comply with the Personal Protective Equipment (PPE) requirements for working on site, and any other specific additional requirements of the Principal Contractor.
- 8.4.3 All fieldwork staff are certified through the Construction Skills Certification Scheme (CSCS), and have undergone UKATA Asbestos Awareness Training. Staff who carry out specific tasks are suitably trained and competent to do so through training accredited by the Construction Industry Training Board (CITB), Institute of Occupational Safety (IOSH), and the National Plant Operators Recognitions Scheme (NPORS).


8.5 Insurance

- 8.5.1 Wessex Archaeology holds Employers Liability (£10,000,000), Public Liability (£5,000,000) and Professional Indemnity (£5,000,000) policies.

REFERENCES

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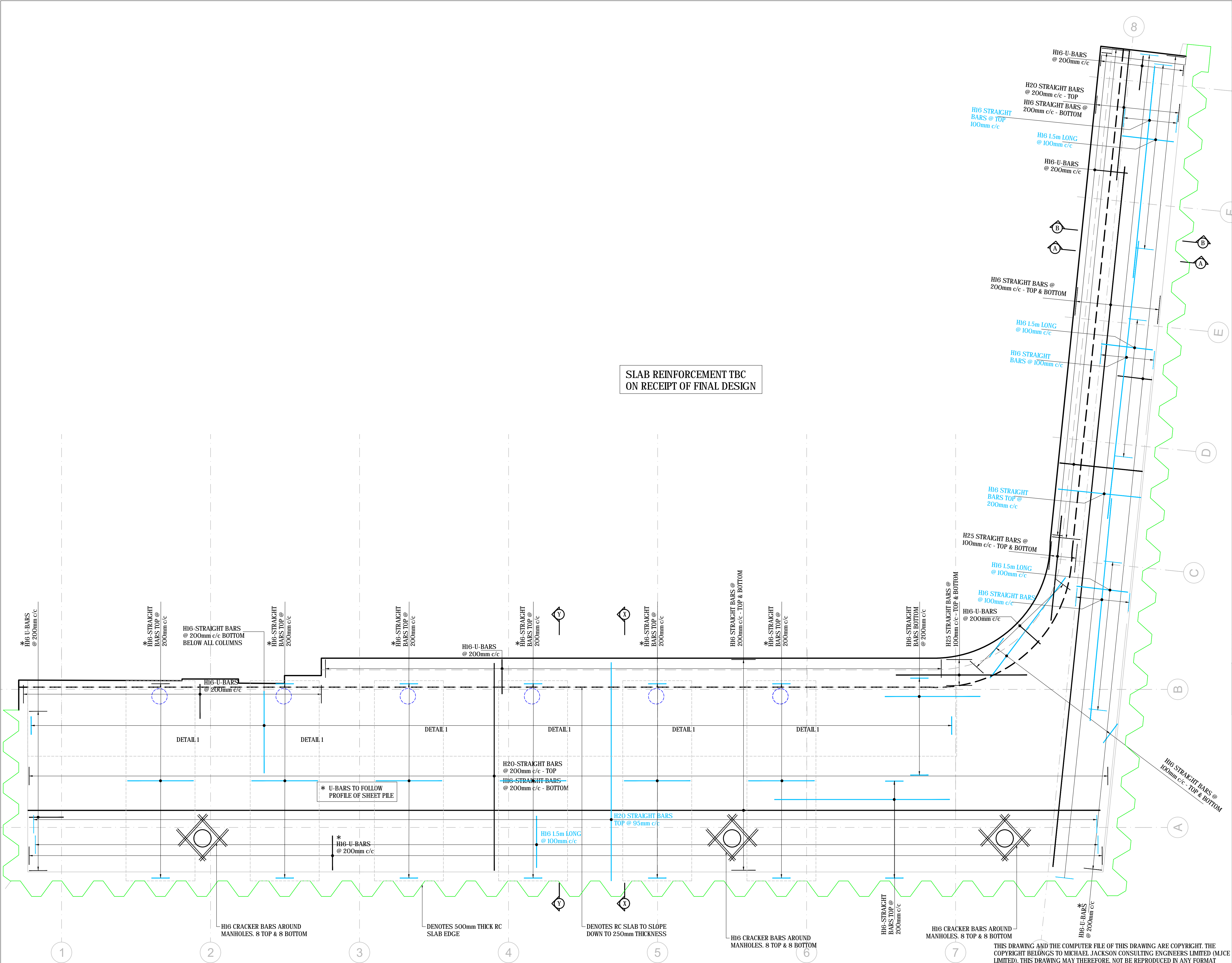
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	Date:	03/03/2020	Revision Number:	0
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Site location plan Figure 1



APPENDICES

Appendix 1- Proposed Development Plans



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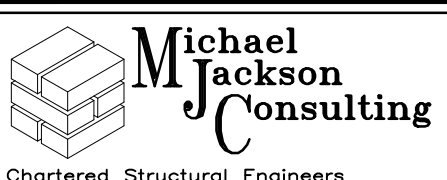
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Notes


TENDER ISSUE

TI	24/01/20	REVISED TO SUIT MEETING COMMENTS	DC
T	08/01/20	TENDER ISSUE	DC
P	26/11/19	PRELIMINARY ISSUE FOR COMMENTS	DC

Rev.	Date	Description	By
Revisions			



204 BOLTON ROAD
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Tel: 0161 790 4404
Fax: 0161 790 4405



Shaftesbury Theatre

Client

Site

SHAFTESBURY THEATRE

Project

PROPOSED BASEMENT

Drawing Title

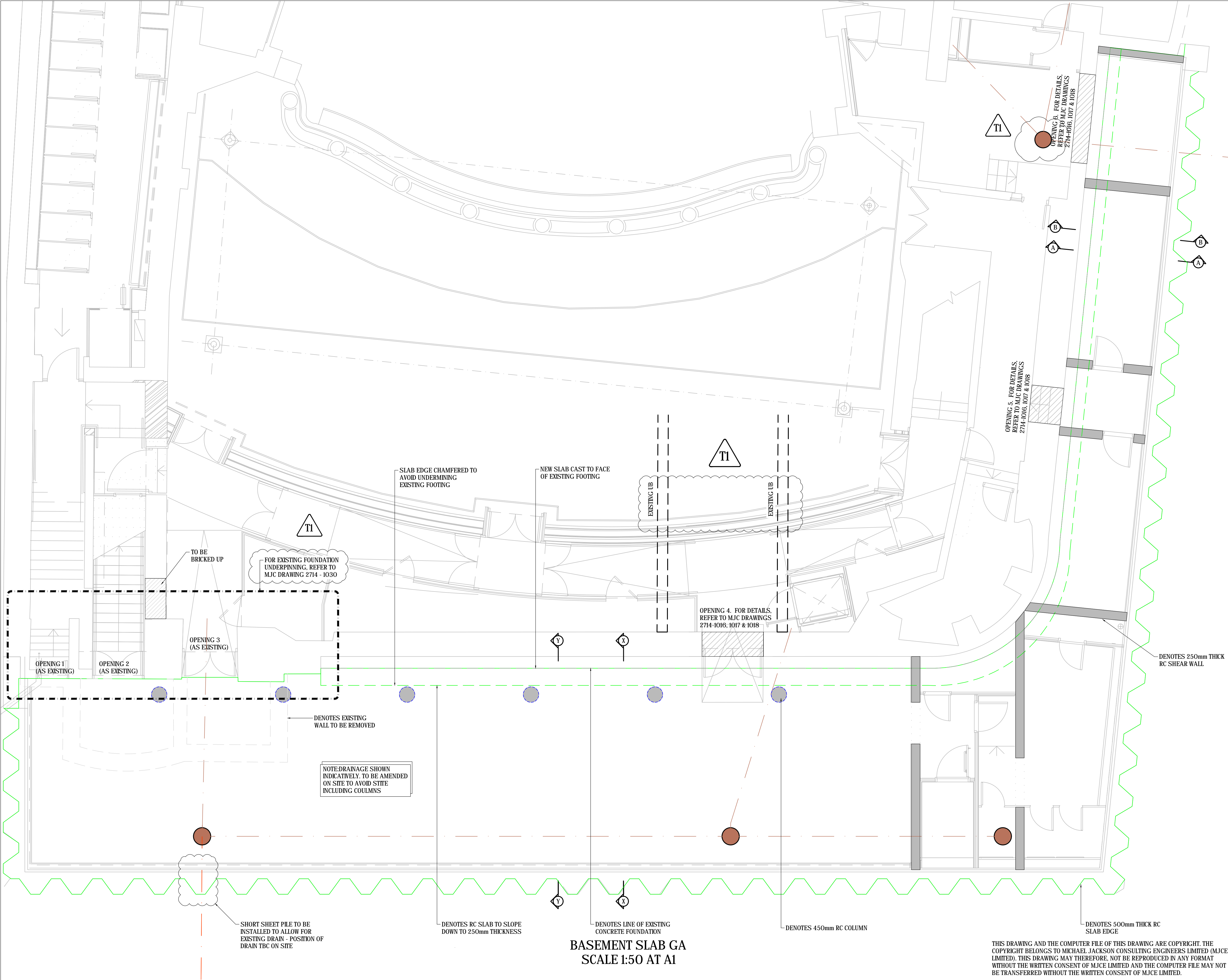
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SLAB GA

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AS SHOWN	OCT 2019	DC		

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Rev.	Date	Description	By
Revisions			

Michael Jackson Consulting

Chartered Structural Engineers

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Fax: 0161 790 4405

Client

The Theatre of Comedy Company

Shaftesbury Theatre

Site
SHAFTESBURY THEATRE

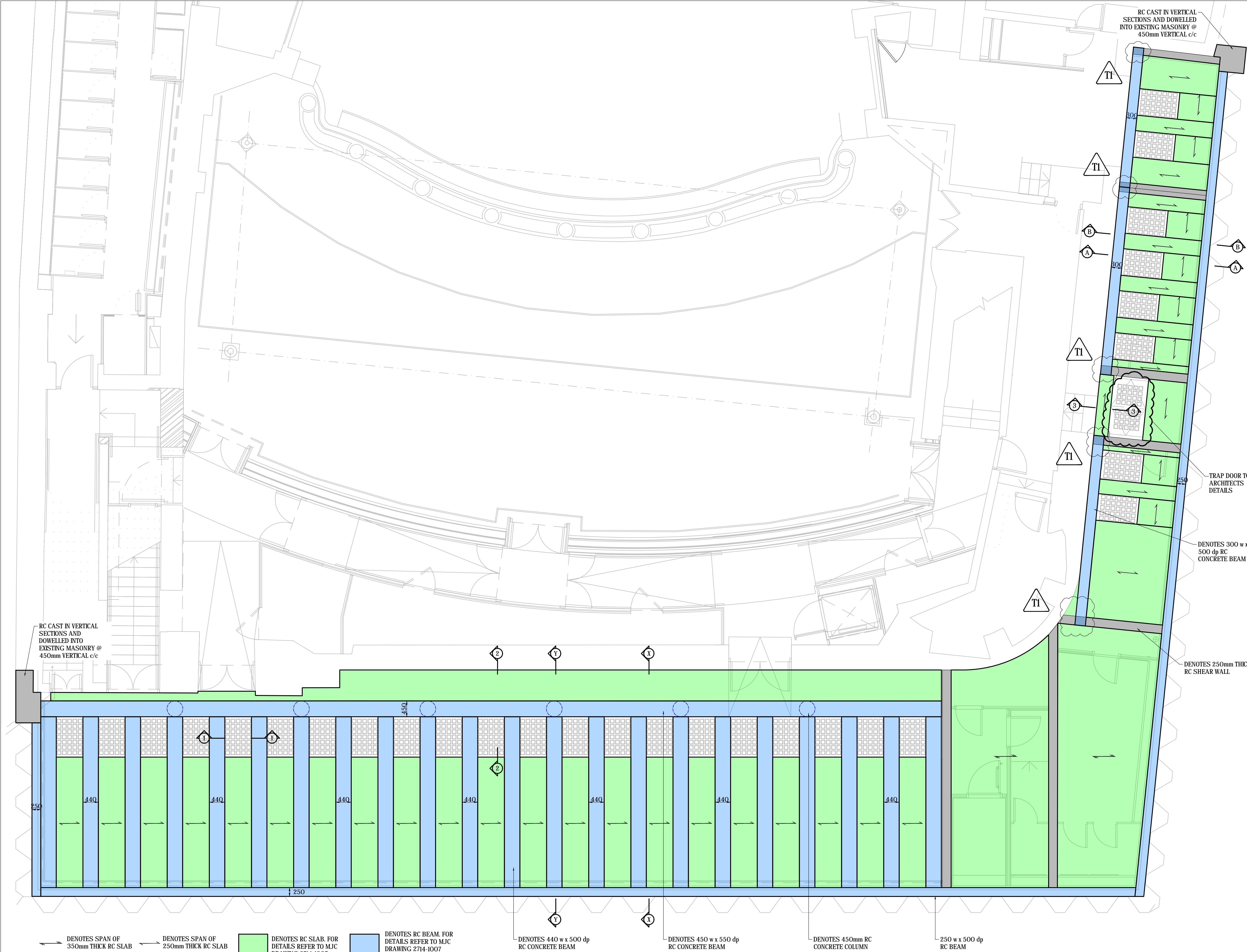
Project
PROPOSED BASEMENT

Drawing Title
BASEMENT BOX SLAB
GA

Scale AS SHOWN	Date OCT 2019	Drawn DC	Checked	Passed
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Client

The Theatre of Comedy Company

Shaftesbury Theatre

Site

SHAFTESBURY THEATRE

Project

PROPOSED BASEMENT

Drawing Title

BASEMENT BOX ROOF SLAB GA

Scale	Date	Drawn	Checked	Passed
AS SHOWN	OCT 2019	DC		
DRG. No.				
2714-1006-TI				

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