



**THE NETWORK BUILDING  
(95–100 Tottenham Court Road and 76–80 Whitfield  
Street), 88 Whitfield Street  
London W1T**

London Borough of Camden

Archaeological desk-based assessment

November 2020



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London  
W1T**

**Archaeological Desk Based Assessment**

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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

tel 0207 410 2200 email: [business@mola.org.uk](mailto:business@mola.org.uk)

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Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



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# Executive summary

*Blackburn & Co. on behalf of Derwent Valley Property Developments Limited has commissioned MOLA to carry out an Archaeological Desk Based Assessment in advance of proposed development at The Network Building (95–100 Tottenham Court Road and 76–80 Whitfield Street), 88 Whitfield Street, London, W1T in the London Borough of Camden; National Grid Reference 529373 182016. The scheme comprises the demolition of the existing building and construction of a new building to provide for a maximum of 17,275m<sup>2</sup> (GIA) of E class use floorspace along with details of access, scale and landscaping and other works incidental to the application (layout and appearance reserved). The proposed basement will involve the lowering of the existing basement and construction of a new basement where there currently is not a basement. The type, depth and extent of the new foundations are not known at present however, piles have been assumed for the purposes of this assessment. This report has been written in support of the Outline Application, as well as the Reserved Matters 1 and Reserved Matters 2 applications.*

*This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.*

*Archaeological survival across the site is likely to be very limited for remains dating to all periods reflecting the presence of a basement covering the full extent of the site and a direct hit from a V1 flying rocket. The site lies on Lynch Hill Terrace Gravels overlying London Clay which would have made it suitable for early occupation, however, it was first developed in the late 18th century, possibly following quarrying, when terraced houses were built. It is possible that the bases of deeply cut post-medieval features e.g., ditches, quarry pits and cesspits, of low significance may survive beneath the basement, however, they are likely to be truncated and their context lost. The prehistoric land surface will have been removed as the Gravels underlying the site were truncated by quarrying or development, but the Lynch Hill Gravels are noted for occasional in situ Palaeolithic artefacts within the fine-grained interglacial lenses.*

*The excavation for the new basement to a depth of c 4.0m (c 23.9m OD) across the site would entirely remove any archaeological remains present to its formation level and extend into the Gravels. Piled foundations would remove any archaeological remains within the footprint of each pile as it is driven downwards.*

*Given that the site is not located within an Archaeological Priority Area and that the existing basement will have removed most if not all archaeological remains within its footprint it is possible that no further investigation will be required by the local planning authority. If archaeological work is requested, however, it is suggested that the most appropriate investigation strategy would be of a watching brief to record the presence, nature, extent and significance of any archaeological remains before they are removed during construction.*

*Any archaeological work would need to be undertaken in consultation with the local planning authority's archaeological advisor, in accordance with an approved archaeological written scheme of investigation (WSI).*

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 Blackburn & Co. on behalf of Derwent Valley Property Developments Limited has commissioned MOLA (Museum of London Archaeology) to prepare an Archaeological Desk Based Assessment in advance of proposed development at The Network Building (95–100 Tottenham Court Road and 76–80 Whitfield Street), 88 Whitfield Street, London, W1T; National Grid Reference (NGR) 529373 182016: Fig 1. The scheme comprises the demolition of the existing building and construction of a new building to provide for a maximum of 17,275m<sup>2</sup> (GIA) of E class use floorspace along with details of access, scale and landscaping and other works incidental to the application (layout and appearance reserved).. The proposed basement will involve the lowering of the existing basement and construction of new basement where there currently is no basement. The type, depth and extent of the foundations are not known at present however, piles have been assumed for the purposes of this assessment.
- 1.1.2 This report has been written in support of the Outline Application, as well as the Reserved Matters 1 and Reserved Matters 2 applications.
- 1.1.3 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as ‘the site’) and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.4 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

## 1.2 Designated heritage assets

- 1.2.1 Historic England’s National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site.
- 1.2.2 The site is not within a Conservation Area or Archaeological Priority Area (APA) as designated by the LPA.
- 1.2.3 The Bloomsbury Conservation Area lies adjacent to the east of the site with Tottenham Court Road forming its western boundary. The area is noted for its formally planned arrangement of

streets and the contrasting leafy squares. The urban morphology comprises a grid pattern of streets generally aligned north-west to south-east and south-west to north-east, with subtle variations in the orientation of the grid pattern. The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four-storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape dominated focal points (LBC 2011, 6).

- 1.2.4 The Charlotte Street Conservation Area is situated in an area known as 'Fitzrovia' to the south of the site. The area was developed speculatively as a primarily residential area in a relatively short space of time (1750–70) with building progressing northwards across the area from the slightly earlier Rathbone Place, developed in the 1720s. As in many areas of Georgian London the three or four storey terraced townhouse was the favoured form (LBC 2008, 8).
- 1.2.5 Fitzroy Square Conservation Area, adjacent to the northern boundary of the site is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas (LBC 2010).

## 1.3 Aims and objectives

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1.3.1 The aim of the assessment is to:

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

## 2 Methodology and sources consulted

### 2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a standard 500m-radius study area round it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
  - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - Blackburn & Co. – masterplan drawing (Piercy & Company, September 2020), architectural drawings (Downton & Hurst, 1955), existing site survey (Point Surveyors, December 2017); and
  - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 A site visit was not undertaken given the United Kingdom Government guidelines in place at the time of writing regarding the coronavirus (COVID-19) pandemic. Topographic plans and elevations and photographs of the existing building were used for the assessment, whilst the street frontages were viewed via Google Streetview. This, combined with professional judgement, was considered a robust approach to determine the topography of the site and the nature of the existing building on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential.



## 2.2 Methodology

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- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**DBA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 50m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the site.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

## 3 The site: topography and geology

### 3.1 Site location

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- 3.1.1 The site is located at The Network Building (95–100 Tottenham Court Road and 76–80 Whitfield Street), 88 Whitfield Street, London, W1T (NGR 529373 182016: Fig 1). The site area is 0.2ha (2170m<sup>2</sup>) and is bounded by Tottenham Court Road to the north-west, Howland Street to the south-east, Whitfield Street to the south-west and commercial buildings fronting Maple Street to the north-west. The site falls within the historic parish of St Pancras, formerly in the county of Middlesex, and is now within the administration of the London Borough of Camden.
- 3.1.2 The site lies c 1.8km north-west of the modern bank of the River Thames, between two of its tributaries, the Tyburn, c 1.0km to the west, and the Fleet, c 1.2km to the north-east. Both are now culverted. An ancient stream, which formerly rose c 100m north of the site, flowed north-east into the Fleet (Barton 1992).

### 3.2 Topography and geology

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- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 A levelled survey of the site was undertaken in 2017 (Point Surveyors, drg no. P1618/T/01, December 2017) and shows that ground level within the site rises from the east at 27.9m above Ordnance Datum (OD) along Tottenham Court Road and 28.9m OD up to Whitfield Street. This correlates with OS legacy spot heights recorded at the same locations.
- 3.2.3 The land around the site is generally level, being at 27.8m OD. Within the wider study area a minimum height of 25.8m OD is recorded on the Euston Road, 460m to the north-east of the site and a maximum height of 28.6m OD near the junction of Fitzroy Street and Grafton Way, 190m to the north-west of the site.
- 3.2.4 The site is within the Thames Basin, a broad syncline (depression) of chalk filled in the centre with sands and clays. Above these lie the fluvial deposits of the Thames arranged in flights of gravel terraces, representing the remains of the river's former floodplains. The BGS digital data shows the geology underlying the site as comprising Thames River Terrace Gravels of the Lynch Hill Terrace, overlying London Clay. The Lynch Hill Terrace runs in an east-west direction at c 20.0m OD or higher and lies beneath much of Soho and the West End. It probably dates from the Wolstonian glaciation, c 250,000–150,000 years ago.
- 3.2.5 In places the Gravels are capped by a fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.2.6 The depth of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations within the site. Within the wider study area there have been 15 previous investigations, comprising: seven watching briefs; three evaluations; three building recordings; one excavation; and one excavation and watching brief.
- 4.1.2 A possible Palaeolithic struck flint (**DBA 1**) is the earliest recorded evidence found within the study area along with Saxon pottery (**DBA 2**). The majority of evidence, however, relates to the post-medieval development of the area such as the Middlesex Hospital where remains of the former 18th century workhouse (**DBA 5**) and cemetery (**DBA 8**) were found; and general 19th–20th century dumped deposits (**DBA 7** and **9**). Despite the limited direct archaeological evidence close to the site, the historic sequence of open land prior to rapid 18th and 19th century development combined with the evidence within the wider study area allows a reasonable prediction of archaeological potential to be made.
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

### 4.2 Chronological summary

#### *Prehistoric period (800,000 BC–AD 43)*

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. A possible Palaeolithic struck flint was recovered during a watching brief at University College Hospital (**DBA 1**), 290m to the north of the site. It was found in a slightly clayey context interpreted as a possible palaeo-channel.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 The GLHER notes the chance finds of a polished stone axe at the University College Hospital Extension (**DBA 11**), 230m to the north-east of the site; a polished diorite axe found in Gower Street (**DBA 12**), 245m to the north-east of the site; and a pointed handaxe found in Malet Street (**DBA 13**), 430m to the south-east of the site.
- 4.2.5 Although the light fast draining soils on the Gravel terrace would have been attractive to early settlers, there is currently no evidence for prehistoric settlement within the study area. Oxford Street, c 700m to the south, is thought to have followed the line of a prehistoric trackway (later being a Roman road), although there is currently no archaeological evidence to support this.

#### *Roman period (AD 43–410)*

- 4.2.6 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands,

c 3.6km to the south-east of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150).

- 4.2.7 Modern Oxford Street, running east / west, 700m south of the site, follows the line of a major Roman road, and findspots of Roman artefacts in the vicinity suggest that a small settlement grew up at the point where the road crossed or forded the Tyburn, c 1.3m south-west of the site.
- 4.2.8 The GLHER notes that Roman bone pins, an iron brooch and a small fragment of plate have been found at 151 Great Portland Street (**DBA 16**), 370m to the west of the site.
- 4.2.9 Any settlement or buildings alongside the road are unlikely to have extended as far as the site, which was probably within open, possibly cultivated land, or woodland, during this period. No archaeological features of Roman date have been recorded in the study area.

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

- 4.2.10 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels.
- 4.2.11 The site lay within the extensive manor (estate) of St Pancras. St Pancras Old Church was located beside the River Fleet (now culverted underground) at the northern end of Pancras Road, c 1.4km to the north-east of the site. The church was possibly founded on an earlier pagan site, on land given by King Ethelbert to St Paul's Cathedral in AD 604. A small settlement, known as Pancras, grew up around the church (Weinreb *et al* 2008, 774; Denford and Woodford 2002, 8).
- 4.2.12 In the 7th to 9th centuries the trading port of *Lundenwic* flourished c 1.6km to the south-east of the site, on the north side of the Thames in the area now occupied by Aldwych, the Strand and Covent Garden (Cowie and Blackmore 2008, xv). It was not until the late 9th century that the walled area of Roman *Londinium* was re-established as a burh (fortified settlement) during King Alfred's campaign against the Danish invasions. A burh was also established on the south side of the river in order to protect the river crossing, later the location of London Bridge (Clarke 1989, 18).
- 4.2.13 In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church. The site fell within the Tothele manor, which Domesday Book (AD 1086) describes as including arable land, herbage (vegetation used for pasture), and enough woodland to support 150 pigs. The manor was held by the Bishop of London and supplied part of the income of the Canons of St Paul's (*Domesday*, eds Williams and Martin 1992, 360). The main settlement and manor house of Tothele is thought to have been located at the north end of Tottenham Court Road, c 390m to the north of the site (*Survey of London* xvii, 1–6). Tottenham Court Road itself, adjacent to the eastern boundary of the site, is likely to have been established at an early date.
- 4.2.14 Apart from a small quantity of early medieval pottery found during an excavation and watching brief at 250 Euston Road (**DBA 2**), 390m to the north-west of the site no early medieval (Saxon) features or findspots have been recorded in the study area. The site is likely to have been within woodland, or possibly cultivated land, during this period.

#### *Later medieval period (AD 1066–1485)*

- 4.2.15 During this period the focus of the main settlement around St Pancras shifted north towards Kentish Town (Richardson 1997, 8), c 3.2km to the north of the site. It is believed that this was due to the constant flooding of the land and road near the parish church by the River Fleet (*ibid*, 8). This shift is emphasised by the development of a chapel-of-ease (for those unable to travel to the parish church) at Kentish Town c AD 1200. It is perhaps the case that the settlement was linear in form between the two churches, and that there were intermittent

buildings spread all the way along the road.

- 4.2.16 The GLHER notes that a medieval iron purse frame and three horse spurs have been found in Windmill Street (**DBA 14** and **15**), 450m and 385m respectively to the south-east of the site. The site is likely to have been within woodland, or possibly cultivated land, during this period.

#### *Post-medieval period (AD 1485–present)*

- 4.2.17 An archaeological excavation at the site of the medieval manor of Tothele, (**DBA 2**), 390m to the north-west of the site revealed a stone cess pit containing 16th century deposits.
- 4.2.18 Rocque's map of 1746 (Fig 3) is the first map used for this assessment and shows that at this time most of the land was undeveloped, the site lying over a large gravel quarry to the west of Tottenham Court Road; probable flooded quarry pits are shown further north and south. By the mid 18th century, the growth of urban London (its extent being c 1.1km to the south of the site at this time) was giving rise to a huge demand for building materials, and to the north of Oxford Street the gravels and brickearth on the fringes of development were extensively quarried. The immediate area of the site remained relatively rural until the 18th century. Possible drainage ditches along the field boundaries in the area indicate that the ground may have been generally marshy.
- 4.2.19 In 1745, the Middlesex Infirmary was founded, in rented houses c 450m south-east of the site, near what is now Windmill Street, to accommodate the 'sick and lame of Soho' (Weinreb *et al* 2008, 515). The houses may have been those shown on Rocque's map of 1746 (Fig 3), set back from Tottenham Court Road and to the south-east of a flooded quarry pit. Most of the area was still open land at this date, with some development outside the site to the south-east, along Tottenham Court Road.
- 4.2.20 Now known as the Middlesex Hospital, 25 acres (c 10 ha) of land were by them 320m south-west of the site at the junction of what is now Cleveland Street and Mortimer Street in 1754 and new buildings were constructed which were enlarged throughout the late 18th and 19th centuries (*Survey of London* xxi, 27; Weinreb *et al* 2008, 515). Archaeological investigations have revealed foundation walls dating back to the first hospital (**DBA 5**).
- 4.2.21 In 1756, the evangelical preacher George Whitefield obtained a lease of land c 150m to the south-east of the site on the west side of Tottenham Court Road, for a non-conformist chapel and burial ground (**DBA 10**). It lay in fields known as the Little Sea, probably from the pond shown on Rocque's map of 1746 (Fig 3). Disappointed in his desire to have the ground consecrated by the Bishop of London, Whitefield is said to have obtained several cartloads of soil from the churchyard of St Christopher-le-Stocks in the City, which was being converted into a garden for the Bank of England, and spread them over the surface. The chapel opened for public worship in 1756, and in 1759–60 it was enlarged to the east by an extensive octagonal projection. After being almost wholly destroyed by fire, the chapel was rebuilt (*Survey of London* xxi, 66–74).
- 4.2.22 From 1778–1836 the workhouse of the parish of St Paul, Covent Garden was at Cleveland Street, c 190m to the south-west of the site. It was erected via a Local Act of 1775 (15 George c 50) "to enable the inhabitants of the Parish of St Paul, Covent Garden, in the County of Middlesex, to purchase or hire a convenient Piece of Ground, for the Purpose of erecting a Workhouse thereon for the Reception and Employment of the Poor of the said Parish, and for providing an additional Burial Ground for the Use of the said Parish" (The Workhouse 2020). Archaeological investigations have revealed the extent of the former workhouse and cemetery where building foundations and 123 burials were found (**DBA 8**).
- 4.2.23 During the second half of the 18th century the area around the site, to the west of Tottenham Court Road, was developed as streets of terraced houses. Charlotte Street (formerly Upper Charlotte Street) to the west of the site, seems to have been named after Queen Charlotte, and was laid out by 1766 (*Survey of London* xxi, 13). Howland Street, which forms the southern boundary of the site, was laid out between 1776 and 1791 (*ibid*, 42–43).
- 4.2.24 Faden's 1813 revision of Horwood's map of 1799 (Fig 4) shows the site in detail for the first time and major change has taken place, which is also reflected in the wider study area. Terraced buildings (probably houses) occupy the street frontages of Tottenham Court Road to the north-east, Howland Street to the south-east and Upper John Street to the south-west. All are of the same size and have rear courtyards/gardens. At the front of each building is a small open space which could have been what was known as 'area', giving direct street access to

utility rooms in the basement/half-basement and coal storage beneath the pavement. Little Howland Street, aligned south-east to north-west, runs through the centre of the site which gives access to the rear courtyards.

- 4.2.25 The burial ground of Whitefield's Chapel, c 150m to the south-east of the site (**DBA 10**) was closed in 1853. Attempts were made in the following years to dispose of part of the land for building purposes, but the owners of graves took steps to prevent any disturbance; following disputes between the excavation contractors and the local residents, a perpetual injunction was obtained (*Survey of London* xxi, 66–74).
- 4.2.26 The Ordnance Survey 1st edition 25":mile map of 1872 (Fig 5) shows minor changes within the site. A Roman Catholic school for both boys and girls is shown adjacent to Little Howland Street in the north of the site and a public house along the Howland Street frontage in the south of the site.
- 4.2.27 The Goad Fire Insurance Plan is a composite of three plans from 1889, 1889 and 1900 (Fig 6; Groundsure 2020) which shows that within the site shops and the Union Bank of London front onto Tottenham Court Road; and dwellings with a single shop on each of the Howland Street and Whitfield Road frontages. The Roman Catholic school has been replaced with a cabinet manufactory and commercial uses are shown fronting onto Little Howland Street within the centre of the site. All of the buildings are of brick, stone or concrete construction. The buildings fronting Tottenham Court Road and the extensions to the buildings fronting Howland Street are of more than two storeys with skylights. The Union Bank in the south-east corner of the site is the only building noted as containing a basement.
- 4.2.28 In 1895, the former burial ground c 150m to the east of the site (**DBA 10**) was laid out as a public garden, at the personal expense of the local Member of Parliament in order to stop the continued protests over development plans. Whitefield's chapel was rebuilt in 1898–9, its foundations having begun to give way, possibly due to the many burials within the chapel which disturbed the filling of the pond over which it had been built (*Survey of London* xxi, 66–74).
- 4.2.29 The Ordnance Survey 2nd edition 5':mile map of 1896 (not reproduced) and 3rd edition 25":mile map of 1916 (not reproduced) show no change within the site.
- 4.2.30 The Goad Fire Insurance Plan is a composite of two plans from 1933 and 1936 (Fig 7; Groundsure 2020) shows that all of the buildings on the Tottenham Court Road frontage, except one dwelling, are commercial uses. Dwellings are shown fronting onto Howland Street and Whitfield Street with yards to the rear. The plan also shows that many more buildings have insured their basements against fire risk.
- 4.2.31 The London County Council bomb damage map (not reproduced) shows that the south-west corner of the site at the junction of Tottenham Court Road and Howland Street received a direct hit from a V1 flying bomb resulting in total destruction. The buildings to the north, along Tottenham Court Road and, to the west, along Howland Road were damaged beyond repair. The buildings in the north and north-west of the site along Whitfield Street were seriously damaged, being doubtful if they could be repaired (LTS 2005).
- 4.2.32 The Ordnance Survey 1:1250 map of 1951 (Fig 8) shows substantial change within the site. Apart from a bank at 97 Tottenham Court Road, a garage fronting onto Cypress Place and 4 Cypress Place all buildings within the site have been cleared. Little Howland Street has been renamed Cypress Place which now has an entrance to the south, off Howland Street.
- 4.2.33 The Ordnance Survey 1:1250 map of 1957–62 (Fig 9) shows substantial change within the site and its current layout. Two banks are shown covering the site, one at 95–100 Tottenham Court Road and the second at 95 Howland Street. 'Bryan House' is shown in the centre of the site fronting onto Cypress Place.

## 5 Statement of significance

### 5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

### 5.2 Factors affecting archaeological survival

#### *Current ground level*

- 5.2.1 Current ground level within the buildings is artificial given that the existing are directly below the floor level. Street level suggests a ground level of c 27.8m OD.

#### *Levels of natural geology, and past truncation*

- 5.2.2 There is no current geotechnical data available for the site, therefore our understanding of the underlying geology is based upon historic borehole (BH) logs and previous archaeological investigations undertaken within the vicinity of the site, the results of which are summarised in Table 1. The table does not differentiate between modern made ground (i.e. containing identifiably modern inclusions such as concrete and plastic) and undated made ground, which may potentially contain deposits of archaeological interest.
- 5.2.3 Two historic boreholes (BH) were drilled in the vicinity of the site in 1908 and 1950. In BH TQ28SE1505 adjacent to the south-eastern boundary of the site near to the junction of Cypress Place, made ground was recorded to a depth of 4.4m below ground level (mbgl) (21.6m OD) overlying Gravel which in turn was overlying London Clay, the top of which was recorded at 5.9mbgl (20.1m OD). In BH TQ28SE372 60m to the south-west of the site, made ground was recorded to a depth of 3.9mbgl (22.3m OD) overlying Gravel which in turn was overlying London Clay, the top of which was recorded at 6.8mbgl (19.4m OD).
- 5.2.4 An archaeological investigation at the Middlesex Hospital Annexe (site code CVL18; **DBA 8**), 190m to the south-west of the site, encountered a made ground layer of between 1.1m and 1.6m thick overlying natural sand and gravel, the top of the untruncated level being between 25.9m OD (1.6mbgl) and 26.0m OD (1.1mbgl) (MOLA 2019, 20).

*Table 1: summary of geotechnical data (MOLA 2019; BGS 2020)  
Levels are in metres below ground level (mbgl)*

BH/TP ref.	Made ground	Top of natural gravel	Top of natural clay
TQ28SE1505	<4.4	4.4	5.9
TQ28SE372	<3.9	3.9	-
Trench 7 ( <b>DBA 8</b> )	<1.1	1.1	Not encountered due to depth of trench
East of the South House within the south perimeter trench ( <b>DBA 8</b> )	<1.6	1.6	Not encountered due to depth of trench

- 5.2.5 Given the presence of basements, truncated Gravel is predicted to lie directly beneath either

the basement slab and in between the underlying foundations or any made ground which could extend between 0.4m and 0.9m below the basement. The made ground in the boreholes may represent the backfill of the large quarry pit shown on the mid-18th century map (Fig 3).

### *Past impacts*

- 5.2.6 Prior to the first development the site lay on the Gravel terrace within open, possibly cultivated, land, or woodland. Excavation of the 18th century quarry pit will have removed any earlier archaeological remains within its footprint, to its maximum depth.
- 5.2.7 Historic mapping shows that the site was first developed by the end of the 18th century with terraced buildings (probably houses) occupying the street frontages of Tottenham Court Road, Howland Street and Upper John Street with open courtyards behind. The type, size and depth of any foundations are unknown, however, for the purposes of this assessment they would have extended into the made ground and possibly as far as the underlying Gravels to a typical depth of 1.5mbgl as assumed for the purposes of this assessment. Although 18th century houses often had very shallow foundations, any cellars may have extended to this depth. These would have truncated any archaeological remains locally within their footprint, although it is likely that these would be no more than cut features relating to agricultural use of the landscape from the later medieval onwards, or any artefacts redeposited with the quarry backfill and be of low significance.
- 5.2.8 By the mid to late 19th century a school and public house has replaced the terraced houses in Little Howland Street and Howland Street respectively. The type, depth and extent of any foundations are unknown, however, they are assumed to be more substantial than those of the houses which they replaced. It is therefore likely that they would have extended into the underlying Gravels to a greater depth, typically 2.0mbgl, truncating any archaeological remains locally within their footprint.
- 5.2.9 By the early 20th century the remaining terraced houses had been replaced with commercial buildings. The Goad Fire Insurance Plans (Figs 6 & 7) show the majority of buildings having basements which would have cut into the underlying Gravels removing any earlier archaeological remains within their footprint to their formation level.
- 5.2.10 The south-eastern corner of the site received a direct hit from a V1 flying bomb during the Second World War resulting in total destruction of that part of the site and severely damaging the remaining area. This may have caused significant ground disturbance.
- 5.2.11 During the mid 20th century the bomb-damaged site was cleared and the current building, The Network Building, was constructed with a basement. A drawing of the basement was supplied by the client however, it has not been reproduced due to being of insufficient resolution. It shows that the basement has a floor level of c 82ft OD (c 25.0m OD) covering the full extent of the site. In the north-east corner of the site a water tank is noted and in the east a sprinkler test break tank which may have required deeper foundations. Assuming a formation level of 0.5m the basement extends to a depth of c 3.4mbgl (c 24.5m OD) and possibly deeper in places and would have cut into and possibly through any made ground and, where the made ground is shallow, into the underlying Gravels to a sufficient depth to remove all archaeological remains within its footprint, with the possible exception of the bases of any very deep quarry pits, cesspits or ditches.

### *Likely depth and thickness of archaeological remains*

- 5.2.12 Within the footprint of the existing basement, any archaeological remains, principally truncated cut features, e.g., any very deep boundary ditches and cesspits or quarry backfill are expected to be immediately beneath the basement slab.

## **5.3 Archaeological potential, and significance of likely remains**

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- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.



## *Statement of Significance*

- 5.3.2 *The site has a generally low potential to contain prehistoric remains.* Although the light fast draining soils on the Gravel terrace would have been attractive to early settlers, there is currently no evidence for prehistoric settlement within the study area. The prehistoric land surface will have been removed as the Gravels underlying the site were truncated; the Lynch Hill Gravels are, however, noted for occasional *in situ* Palaeolithic artefacts within the fine-grained interglacial lenses, but these are difficult to predict. If present, Palaeolithic flint tools are most likely to occur as isolated artefacts eg., worked flint and axes, of **low** significance.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site was probably within open, possibly cultivated land, or woodland during this period. The nearest Roman road, on the alignment of modern Oxford Street, is 700m to the south of the site and it is unlikely that any roadside settlement or buildings extended as far as the site. Apart from bone pins, an iron brooch and a small fragment of plate found at 151 Great Portland Street (**DBA 16**), 370m to the west of the site, no archaeological features or finds dating to the Roman period have been found within the study area.
- 5.3.4 *The site has a low potential to contain early (Saxon) remains.* The site was probably within woodland, or possibly cultivated land, during this period. Apart from a small quantity of early medieval pottery found during an excavation and watching brief at 250 Euston Road (**DBA 2**), 390m to the north-west of the site no early medieval (Saxon) features or finds have been recorded within the study area.
- 5.3.5 *The site has a low potential to contain later medieval remains.* The site was probably within woodland, or possibly cultivated land, during this period. Apart from a medieval iron purse frame and three horse spurs found in Windmill Street (**DBA 14 and 15**), 450m and 385m respectively to the south-east of the site no later medieval features or finds have been recorded within the study area.
- 5.3.6 *The site has a moderate potential to contain post-medieval remains.* Available historic mapping shows that the site was first developed with terraced houses in the late 18th century and then commercial buildings by the early 20th century. These were then demolished following the Second World War when the current development, The Network Building, was built. The basement of The Network Building will have extended into the Gravels, however, the bases of any deeply cut features e.g., boundary ditches and cesspits, or quarry backfill, may survive below the current basement. Such remains would be of **low** heritage significance as derived from their evidential and historical value.

## 6 Impact of proposals

### 6.1 Proposals

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- 6.1.1 The scheme comprises the demolition of the existing building and construction of a new building to provide for a maximum of 17,275m<sup>2</sup> (GIA) of E class use floorspace along with details of access, scale and landscaping and other works incidental to the application (layout and appearance reserved). The proposed basement will involve the lowering of the existing basement and construction of a new basement where there currently is not a basement (Figs 11–13). The type, depth and extent of the new foundations are not known at present however, piles have been assumed for the purposes of this assessment.

### 6.2 Implications

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- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

#### *Lowering the existing basement floor level*

- 6.2.3 The lowering of the existing basement floor level by c 0.6m to c 4.0mbgl (c 23.9m OD) would further truncate or entirely remove any archaeological remains present within its footprint.
- 6.2.4 Underpinning would have an additional impact and remove any archaeological remains within the area and depth of the ground disturbance.

#### *Excavation of new basement floor level*

- 6.2.5 The excavation for the new basement, in areas where there currently is no basement, to a formation level of c 4.0mbgl (c 23.9m OD), i.e. including a slab thickness of 0.5m, would entirely remove any archaeological remains present within its footprint, with the possible exception of the bases of any very deeply cut post-medieval pits or ditches.

#### *New piled foundations*

- 6.2.6 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.
- 6.2.7 The pile type is not known. Contiguous piles would minimise the impact upon possible archaeological remains.
- 6.2.8 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend a further 1.0–1.5m below the basement formation level extending to a depth of 4.5–6.0mbgl. There would be very little or no additional impact.

## 7 Conclusion and recommendations

- 7.1.1 The site does not contain any designated heritage assets. The site is not within a Conservation Area or archaeological priority area (APA) as defined by the LPA.
- 7.1.2 Archaeological survival across the site is likely to be very limited for all periods reflecting the presence of a basement covering the full extent of the site and a direct hit from a V1 flying bomb. The site lies on Gravels overlying London Clay which made it suitable for early occupation, however, historic mapping suggest a large quarry pit may have extended into the site, and it was subsequently first developed in the late 18th century when terraced houses were built. There is a moderate potential that the bases of very deeply cut post-medieval features e.g., a quarry, boundary ditches and cesspits may survive beneath the basement, however, they are likely to be truncated and their context lost. Isolated Palaeolithic stone tools are possible at unknown depths within the Gravels.
- 7.1.3 The lowering of the existing basement and excavation for the new basement where there currently is not a basement to c 4.0mbgl (c 23.9m OD) across the site would entirely remove any archaeological remains present (with the possible exception of the bases of any very deeply cut post-medieval pits and extend into the Gravels. Piled foundations would remove any archaeological remains within the footprint of each pile as it is driven downwards. The severity of the impact being dependent on the pile size, type and density.
- 7.1.4 Given that the site is not located within an APA and that the existing basement covering the site will have already removed most if not all archaeological remains within its footprint it is possible that no further investigation will be required by the LPA. If archaeological work is required, however, it is suggested that the most appropriate investigation strategy would be a watching brief to record the presence, nature, extent and significance of any archaeological remains before they are removed during construction.
- 7.1.5 Any archaeological work would need to be undertaken in consultation with the LPA's archaeological advisor, in accordance with an approved archaeological WSI.

## 8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 500m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 11/08/2020 and is the copyright of Historic England 2019 [2020].
- 8.1.3 Ordnance Survey data © Crown copyright and database right 2019. Historic England statutory designations data © Historic England 2019. The Historic England GIS Data contained in this material was obtained in November 2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

### Abbreviations

*BH – Mrs Basil Holmes unique graveyard identifier*

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

*ELO – Historic England unique Event identifier*

*HER – Historic Environment Record*

*ILAU – Inner London Archaeological Unit*

*LP – L-P Archaeology*

*MLO – Historic England unique Monument identifier*

*MoLAS – Museum of London Archaeology Service (now MOLA)*

*NHL – National Heritage List for England (Historic England)*

*Ove Arup – Ove Arup & Partners*

*PCA – Pre-Construct Archaeology*

DBA No.	Description	Site code/ HER/NHL No.
1	<b>University College Hospital, Gower Street, NW1</b> <i>Watching brief. MoLAS, 2001</i> Three evaluation trenches ranging in size from 2.5m x 4.5m to 2.5m x 5.0m were observed. The aim of the watching brief was to watch the controlled extraction of natural gravel and sand from these trenches in order to recover Palaeolithic remains. One possible piece of Palaeolithic struck flint was recovered from section cleaning. It may be a small flint flake produced during the manufacture of a stone tool. The context in which it was found was slightly clayey and may represent a palaeochannel.	GWT01 ELO230 MLO75730
2	<b>250 Euston Road, Tottenham Court, NW1</b> <i>Excavation and watching brief. ILAU, 1979</i> The investigations were located on the site of the medieval manor house of Tottenham. A stone garderobe pit was revealed, containing 16th century deposits. Additionally, yard surfaces and fragments of wall were revealed. A small quantity of Saxon pottery was also found.	EUR79 ELO2574 MLO17706 MLO17803 MLO17810 MLO46419 MLO46420 MLO46609
3	<b>Land at Gordon Square, WC1</b> <i>Watching brief. DGLA, 1990</i> An irregular channel was identified and interpreted as a minor tributary of the River Fleet.	GOD90 ELO3486 MLO25937
4	<b>The Heal's Building, 196 Tottenham Court Road, W1T</b> <i>Watching brief. PCA, 2011</i> The watching brief consisted of four test pits which were trying to locate the extent of a disused fuel tank. The fuel tank was observed in only one of the test pits and no other archaeological deposits or features were uncovered.	HBG11 ELO11990

DBA No.	Description	Site code/ HER/NHL No.
5	<p><b>Middlesex Hospital, Mortimer Street, Marylebone, W1W</b>  <i>Evaluation. MOLA, 2007</i>            The site comprised four trenches. Three of the trenches were in the garden and revealed garden soils over natural whilst the fourth trench revealed a cellar wall. The wall was probably associated with the 18th century hospital.</p> <p><i>Watching brief. MOLA, 2007</i>            No significant archaeological deposits were observed due to the extent and depth of modern truncation. Post medieval structures were recorded to the south of the site and comprised the remains of a 19th century basement and a brick culvert.</p> <p><i>Standing building recording. MOLA, 2007</i>            The Middlesex Hospital was founded in 1745 and the first building on the site was built in 1755. The oldest surviving building dates to 1870. A medical school was built in the northeast of the site in 1887, and a chapel was located centrally in the site by 1891.</p>	<p>MXH07            ELO13018            MLO18193</p> <p>ELO13220</p> <p>MWH07            ELO13019</p>
6	<p><b>22 Goodge Place, W1T</b>  <i>Building survey. MoLAS, 1998</i>            Inspection of a Georgian staircase which concluded that it was in a good enough condition to be reused. It was noted that not much information exists on Georgian staircases of modest proportions such as 22 Goodge Place but that many survive across London.</p>	<p>GOO98            ELO14973</p>
7	<p><b>Kelvin House, 30 Cleveland Street, W1</b>  <i>Watching brief. Genius Loci, 1999</i>            Watching brief was requested as a result of bones being unearthed during the hand digging of geotechnical test pits. The site is located at the junction of Cleveland Street and Tottenham Street bounded to the north by Arthur Stanley House and to the west by Middlesex House. The watching brief consisted of the observation of one trench and a test pit. Some archaeological remains were revealed including animal bones, clay pipe stems, pottery sherds, oyster shells and ceramic building material. The pottery was dated to the late 19th century and early 20th century. The finds were mixed with modern debris and lay in disturbed deposit possibly the upper level of a domestic rubbish pit or midden.</p>	<p>ELO1212            MLO75258            MLO75597</p>

DBA No.	Description	Site code/ HER/NHL No.
8	<p><b>Middlesex Hospital Annex, 44 Cleveland Street, W1T</b>  <i>Watching brief. PCA, 2014</i>  The watching brief revealed evidence of the former workhouse and disarticulated burials. Despite earlier literature stating that many burials were encountered in the late 19th century when the laundry was built in the north-east corner, a test pit in this area only revealed the footings of this building, and no evidence of human remains. Natural geology was not reached during this test pit survey.</p> <p><i>Standing building recording. MOLA, 2018</i>  The site is made up off eight buildings, the earliest of which was constructed between 1775 and 1778 as a workhouse. The frontage block (the former Strand Union Workhouse) was Grade II listed. The site was acquired in 1924 by the Middlesex Hospital and was used by outpatients until 2006.  As a level 3 survey, the investigations comprised an analytical recording of the building, photographic recording, documentary research and a description of the building.</p> <p><i>Evaluation. MOLA, 2018</i>  Prior to the evaluation site investigation trenches were excavated around the southern, eastern and northern boundaries of the site to determine the survival of articulated skeletons in these locations. Four hand dug site investigation pits and four machine dug site investigations pits were also excavated.  For the evaluation six trial trenches were excavated within the area of the cemetery and one trench was also excavated at the front of the workhouse.  Archaeological remains were found to survive extensively across the site in the form of articulated burials relating to the workhouse cemetery and deep cess and quarry pits. Natural, untruncated sand and gravel was recorded from 26.04m OD to 25.89m OD. Burials were recorded cut into the natural ground and into historic made ground. The earliest deposits identified on the site were late 18th century quarry pits and wheel ruts. The burials on the site do not appear to be disturbed. In Trenches 5 and 6 the grave cuts were evenly spaced, suggesting that these relate to Covent Garden Parish, whilst the disorganised density of burials in Trench 3 suggests these were associated with the workhouse. 50 adults and 5 subadults were identified, dating to between 178 and 1853. Further burials were recorded along the north and south areas of the cemetery.</p> <p><i>Excavation. LP, 2020</i>  The phase 1 excavation consisted of a rectangular strip of land located parallel to the south-eastern boundary of the site. The excavation was undertaken within a timber shored cofferdam supported by king posts. A watching brief was maintained during piling for the king post shoring work.  Natural yellow sand above sandy gravel was observed at the south-west end of the area at 25.54m OD.  The earliest features recorded were a series of irregular quarry pits, dated to the 18th century. Evidence of the construction of the workhouse was seen in a series of build-up and levelling layers across the area. A circular brick well or soakaway was recorded in the centre of the area, the top of which was recorded at 25.72m OD. This may indicate the previous ground level when the cemetery was in use.  123 burials were recorded within the Phase 1 area. The majority were on a south-west to north-east alignment, but some were opposite. 26 burial plots were identified with the inhumations stacked up to 10 individuals deep in places. Evidence for coffins was found in nails and coffin stains with some degraded coffin plates. At some point the soakaway was backfilled and a number of disarticulated human remains were within this backfill. Some layers were found to overlay the grave cuts but these had been truncated, possibly during the number of building phases known to have occurred following the closure of the cemetery in 1853.  Simultaneous to the phase 1 excavation was watching brief during pile probing in the eastern green zones. No <i>in situ</i> burials were present but this recorded the foundations of the workhouse boundary wall as well as a structure built up against it.  Disarticulated bones were found during the watching brief on the probing for the king post piles. Several had evidence for post-mortem cut marks associated with dissection.</p>	<p>ELO14837</p> <p>CVL18  ELO18757  MLO107424  MLO107854</p> <p>CVL18  ELO20139</p> <p>ELO20791</p>

DBA No.	Description	Site code/ HER/NHL No.
9	<p><b>50 Triton Square, NW1</b>  <i>Evaluation. Ove Arup, 1995</i>  Four machine dug trial pits were excavated under the supervision of an EH archaeology advisor. One hand dug trial pit was included for the recovery of soil samples for chemical contaminant testing. No soils or artefacts of archaeological interest were found during the evaluation and all pits contained 19th and 20th century fill sitting on brickearth or gravel <i>in situ</i> soils. This fill was associated with the walls and foundations of an old schoolhouse and factory. Therefore, it was concluded that the site had a low archaeological potential and no further formal archaeological interventions will be necessary.</p> <p><i>Watching brief. MoLAS, 2005</i>  No archaeological deposits were encountered, as the current car park had truncated deposits in this area. Natural ground (brickearth) was encountered at 22.5m OD.</p>	<p>ELO1206</p> <p>RPL05  ELO14977</p>
10	<p><b>Whitfield Street/Tottenham Court Road, W1T</b>  <i>Basil Holmes Burial Ground and 19th century garden</i>  Holmes says that in 97 years upwards of 30,000 bodies were interred in this ground. In 1896 the ground covered less than 0.5 of an acre, and the Council had opened it as a public garden. The site is in two parts either side of the Congregational Church.</p> <p>Whitfield Gardens is a small paved public garden with seats and some mature London planes close to the junction of Tottenham Street and Tottenham Court Road, next to the American Church. Once the site of a large pond called The Little Sea, in 1756–8 it became the site for Whitfield's Tabernacle and Almshouses, rebuilt twice during the 19th century, and Whitfield's half-acre Burial Ground. There were two portions of the burial ground, on each side of Whitefield's Tabernacle. The burial ground was closed in 1853 having proved to be a source of constant local nuisance and the haunt of body-snatchers, and it was cleared in 1856. Among those buried here were John Bacon R.A. sculptor, and Rev. Augustus Montague Toplady, author of the hymn 'Rock of Ages'.</p>	<p>BH26  MLO70220</p> <p>MLO103824</p>
11	<p><b>University College Hospital Extension, Gower Street, NW1</b>  <i>GLHER recorded location of a polished stone axe</i>  A polished stone axe from the site of Shoolbreds (now University College Hospital extension) was found. No further details provided.</p>	MLO17838
12	<p><b>Gower Street, NW1</b>  <i>GLHER recorded location of a polished diorite axe</i>  Accessioned in 1912. No further details provided.</p>	MLO17760
13	<p><b>Malet Street, WC1E</b>  <i>GLHER recorded location of a pointed handaxe</i>  Found at the Department of Education, University of London. No further details provided.</p>	MLO17750
14	<p><b>Windmill Street, W1T</b>  <i>GLHER recorded location of a medieval purse frame of iron</i>  No further details provided.</p>	MLO71761
15	<p><b>Windmill Street, W1T</b>  <i>GLHER recorded location of three medieval horse spurs</i>  Location details are vague and have been taken from the Museum of London's catalogue report form.</p>	MLO71754
16	<p><b>151 Great Portland Street, W1W</b>  <i>GLHER recorded location of Roman bone pins</i>  Seven incomplete pins of bone were found at this site. Information taken from the Museum of London's catalogue report form.</p> <p><i>GLHER recorded location of a Roman iron brooch</i>  An iron brooch was found at this site. Information taken from the Museum of London's catalogue report form.</p> <p><i>GLHER recorded location of a small fragment of a Roman plate</i>  A small fragment of a Roman plate was found at this site. Information taken from the Museum of London's catalogue report form.</p>	<p>MLO71751</p> <p>MLO71752</p> <p>MLO71753</p>

## 9 Planning framework

### 9.1 National Planning Policy Framework

- 9.1.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

#### *Conserving and enhancing the historic environment*

- 9.1.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

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

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

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

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

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

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

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

#### **Proposals affecting heritage assets**

**Para 189.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Para 190.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary



expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

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

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

### **Considering potential impacts**

**Para 193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

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

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

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

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

**Para 197.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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

**Para 199.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**Para 200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

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

## 9.2 Regional policy

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### *The London Plan*

- 9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the *London Plan of the Greater London Authority* (GLA March 2016).
- 9.2.2 Policy 7.8 of the adopted (2016) London Plan relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
  - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
  - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
  - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
  - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
  - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
  - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.2.3 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 9.2.4 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 9.2.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

## *The Draft New London Plan*

- 9.2.6 The current 2016 consolidation Plan is still the adopted Development Plan. However, consultation on revisions to the Plan was open until 2nd March 2018, and the *Draft New London Plan* is now at an advanced stage and is a material consideration in planning decisions. Following Examination in Public, a “Consolidated Suggested Changes Version” was published in July 2019, and an Intend to Publish (ItP) *London Plan* was published in December 2019. Policies contained in the ItP *London Plan* that are not subject to a direction by the Secretary of State carry significant weight (GLA website, 2019).
- 9.2.7 Policy HC1 “Heritage conservation and growth” of the *Draft New London Plan* relates to London’s historic environment. It is set out here incorporating the minor changes published in July 2019; it was unchanged in the ItP *London Plan*, and was not subject to any Directions from the Secretary of State which were received on the 13th of March 2020.
- A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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.
- 9.2.8 Para. 7.1.8 adds ‘Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal’.
- 9.2.9 Para 7.1.11 adds ‘Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site’s archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.’

## 9.3 Local planning policy

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9.3.1 The London Borough of Camden adopted its Local Plan on 3rd July 2017. Policy DS2 relates to Heritage and states:

### **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.

#### Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

#### Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

#### 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 non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

## 10 Determining significance

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

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

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

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

*Table 2: Significance of heritage assets*

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

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

# 11 Non-archaeological constraints

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

## 12 Glossary

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



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

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## 13.2 Other Sources

British Geological Survey online historic geology borehole data and digital drift and solid geology data  
Greater London Historic Environment Record

Historic England designation data

Internet – web-published sources:

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Groundsure historic Ordnance Survey mapping

Museum of London Archaeological Archive

## 13.3 Cartographic sources

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

### Ordnance Survey maps

Ordnance Survey 1st edition 5' map (1874)

Ordnance Survey 2nd edition 5' map (1896)

Ordnance Survey 3rd edition 25" map (1916)

Ordnance Survey 1:1250 scale maps (1951, 1957–62)

### Engineering/Architects drawings

Topographic Survey (Point Surveyors, drg no. P1618/T/02, 1:100 @ A0, December 2017)

Basement Plan (Downton & Hurst, drg no. 725/5, December 1955)

## 13.4 Available site survey information checklist

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



Fig 1 Site location

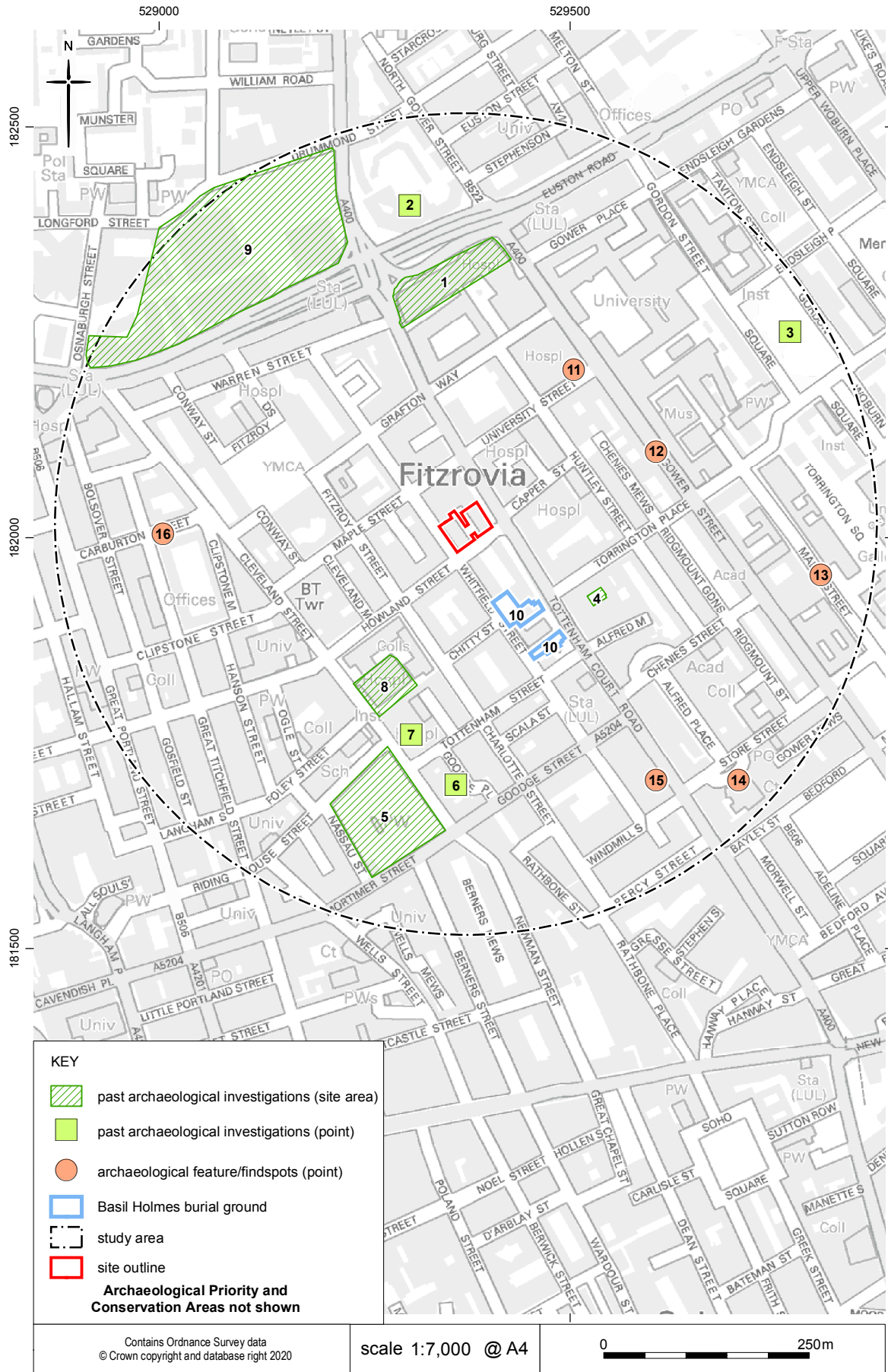


Fig 2 Historic environment features map



Fig 3 Rocque's map of 1746



Fig 4 Horwood's map of 1799, updated by Faden, 1813



Fig 5 Ordnance Survey 1st edition 5':mile map of 1872 (not to scale)

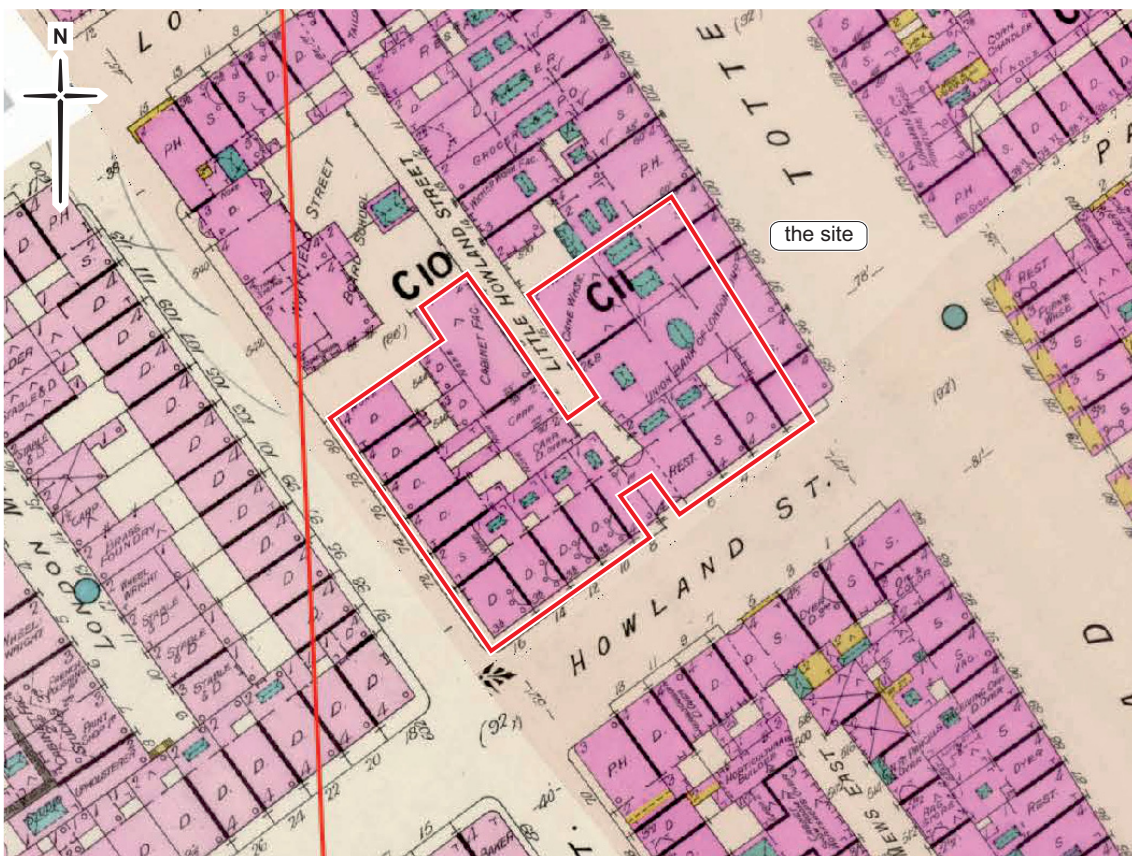


Fig 6 Goold Fire Insurance 3-plan Composite of 1889, 1889 and 1900 (Groundsure 2020)



Fig 7 Goald Fire Insurance 2-plan Composite of 1933 and 1936 (Groundsure 2020)

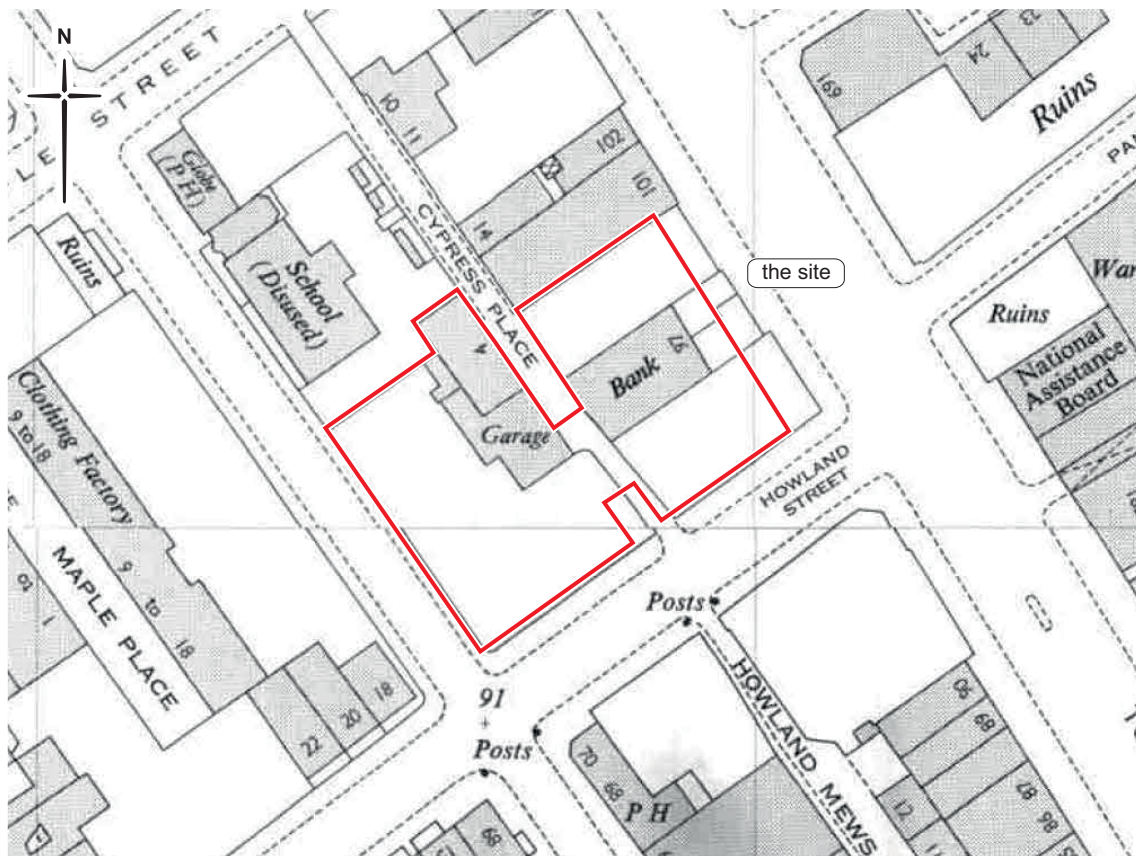


Fig 8 Ordnance Survey 1:1250 map of 1951 (not to scale)



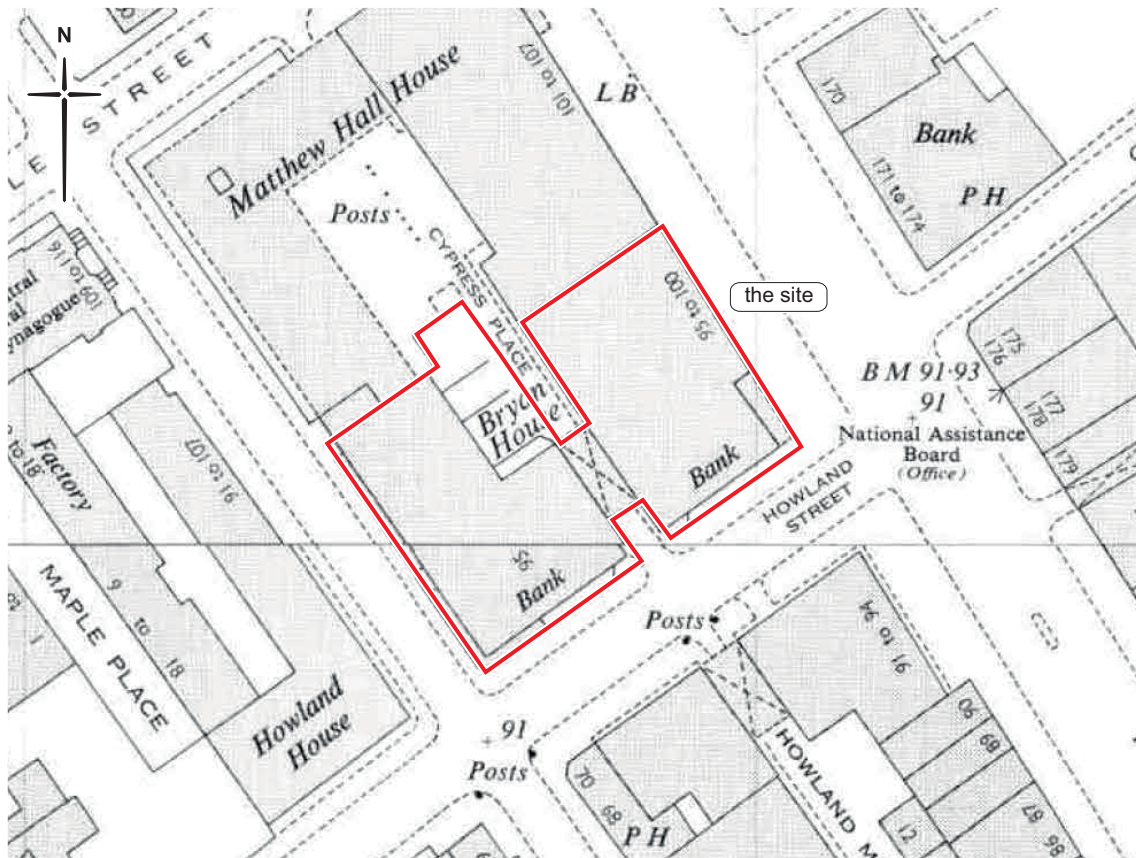


Fig 9 Ordnance Survey 1:1250 map of 1957-62 (not to scale)

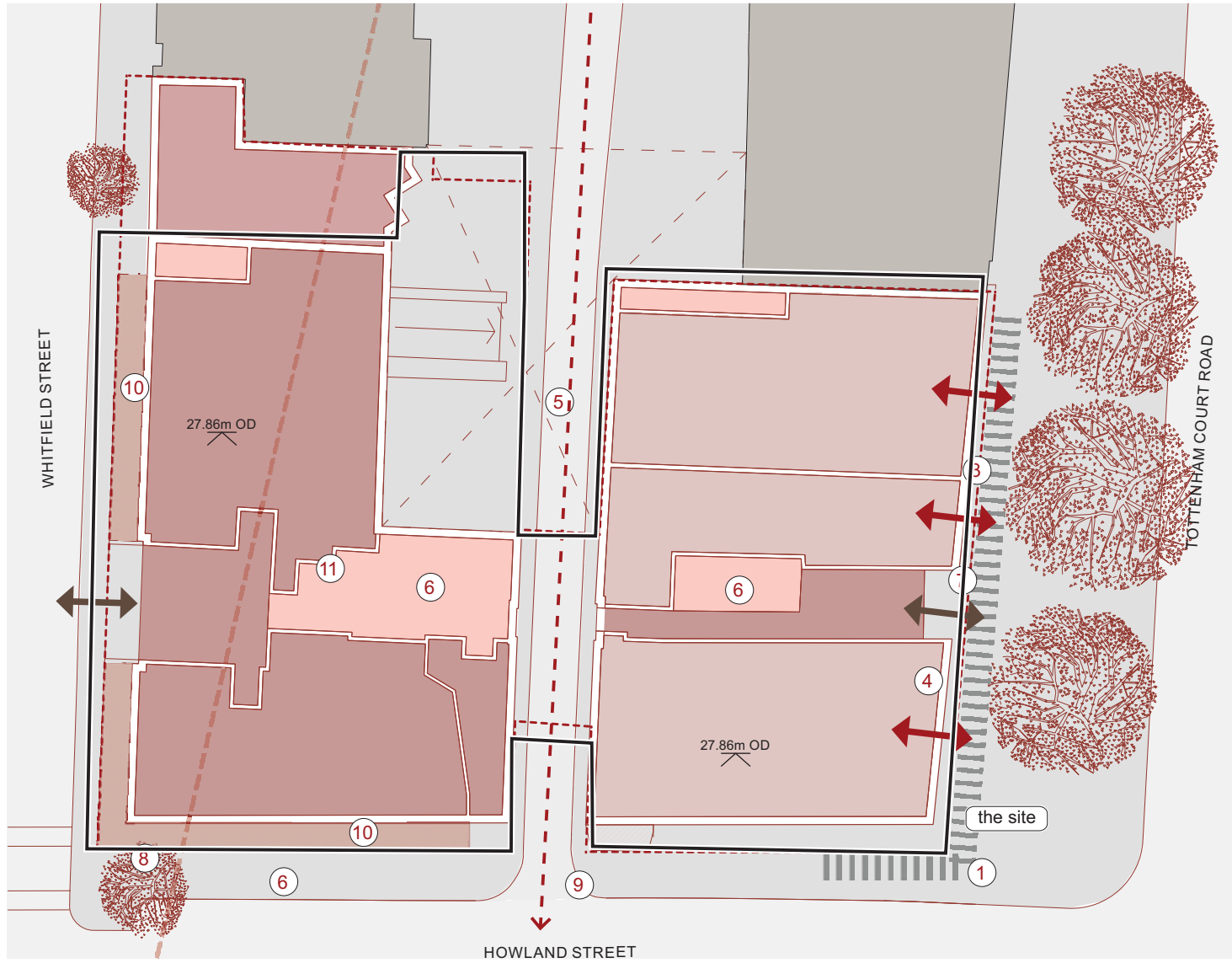
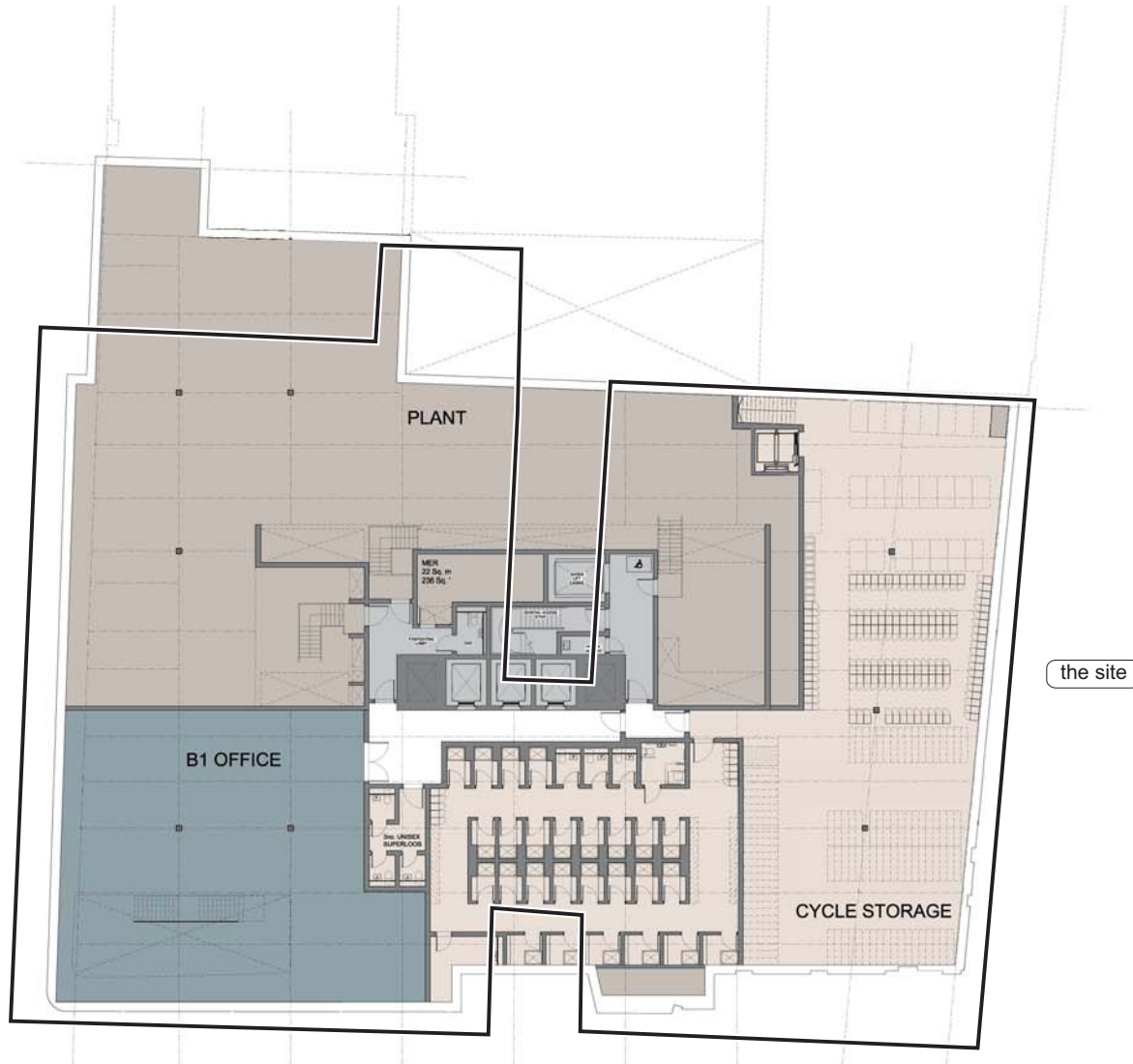


Fig 10 Existing Ground Floor Plan (Piercy & Company, September 2020)





CAM/D2025DBA20#12

Archaeological desk-based assessment © MOLA 2020

Fig 12 Proposed Basement Level (Piercy & Company, September 2020)

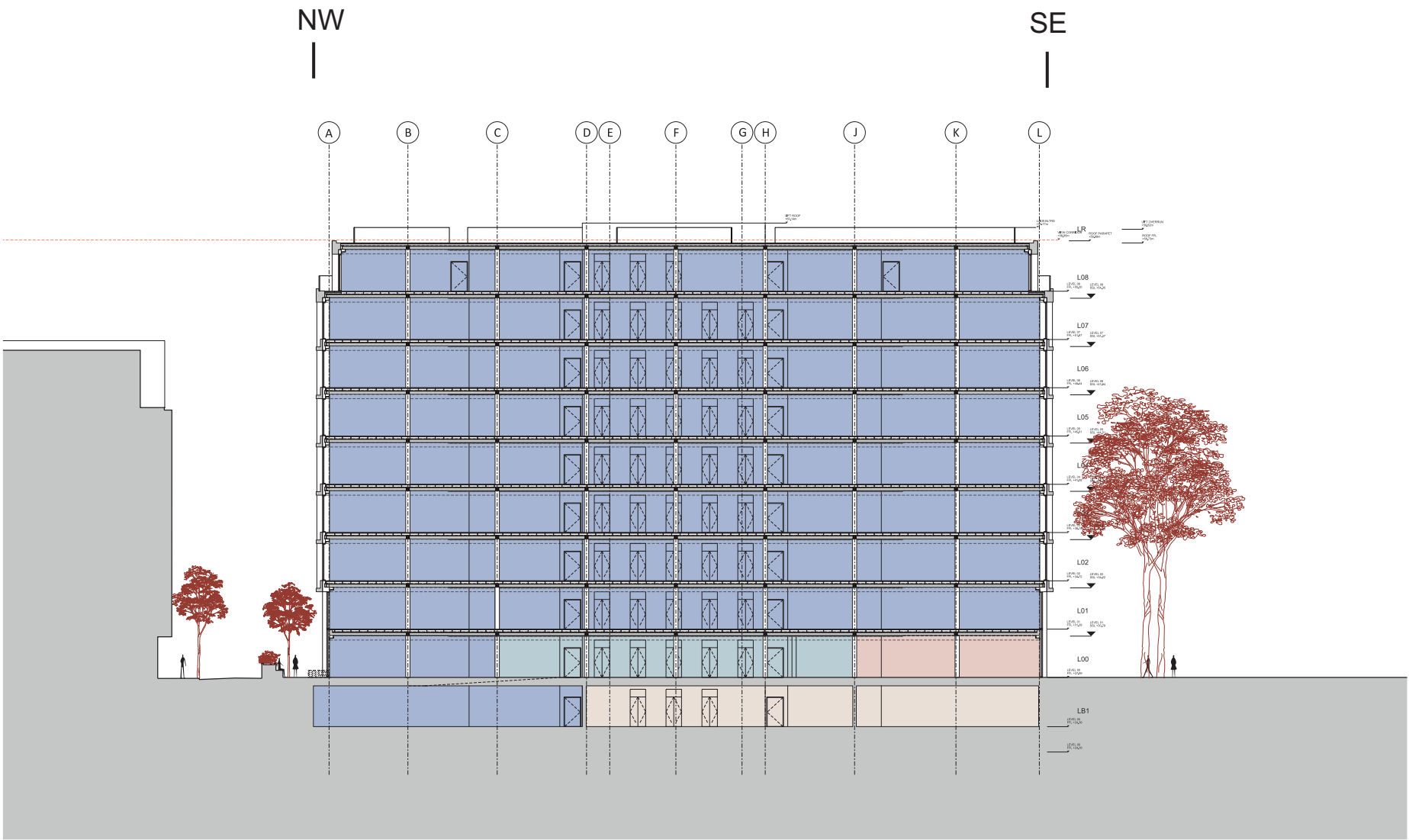


Fig 13 Proposed Section -EW-01 (Piercy & Company, 2020)