

/ APPENDIX D  
// L-P ARCHAEOLOGY  
ARCHAEOLOGICAL DESK  
BASED ASSESSMENT

Archaeological Desk Based Assessment

# **CENTRAL ST MARTINS CAMDEN WC1**

---

For Grange Hotels

---

Barbora Brederova MA ACIfA

---

L-P:ARCHÆOLOGY

Archaeological Desk Based Assessment

# CENTRAL ST MARTINS CAMDEN WC1

---

Client: Grange Hotels

---

Local Authority: London Borough of Camden

---

NGR: 530517, 181662

---

Planning App: Pre-application

---

Author(s): B. Brederova

---

Doc Ref: LP0915L-DBA-v2.3

---

Date: November 18

---

## L-P:ARCHAEOLOGY

A trading name of the L – P : Partnership Ltd.

The Truman Brewery | 91 Brick Lane | London, E1 6QL | +44 [0]20 7 770 6045 | london@lparchaeology.com

**[www.lparchaeology.com](http://www.lparchaeology.com)**

# TABLE OF CONTENTS

*Table of Figures*

*Table of Plates*

*Table of Tables*

*Abstract*

1. Introduction
2. Planning Background
3. Methodology
4. Site Background
5. Archaeological and Historical Background
6. Site Conditions and Proposed Development
7. Summary and Conclusions

*Sources Consulted*

*Figures*

# TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - Prehistoric Sites

Figure 4 - Roman Sites

Figure 5 - Early Medieval Sites

Figure 6 - Medieval Sites

Figure 7 - 1578 Map of London

Figure 8 - 1658 Map of St Giles

Figure 9 - 1681 Map of London

Figure 10 - 1746 Map of London

Figure 11 - 1799 Plan of the Cities of London and Westminster

Figure 12 - 1888 Atlas of London

Figure 13 - 1935 OS Map

Figure 14 - 1952 OS Map

Figure 15 - 1982 OS Map

Figure 16 - Site Conditions

# TABLE OF PLATES

Plate 1 - Red Lion Square in 1731, by Sutton Nichols

Plate 2 - The site, looking northwest from Drake Street

Plate 3 - Example of a basement in the original Central School of Arts and Crafts building

Plate 4 - Foundations of the Red Lion Square building

Plate 5 - The Cochrane Theatre

Plate 6 - Lower ground floor at the back of the theatre

Plate 7 - Storage under the central courtyard

# TABLE OF TABLES

Table 1 - Significance criteria used in this report

Table 2 - Timescales used in this report

# Abstract

A site at the Central St Martins College in Bloomsbury, London is proposed for redevelopment. This report contains results of archaeological, cartographic and documentary research into the site undertaken by L - P : Archaeology on behalf of Grange Hotels.

The site falls within the London Suburbs Archaeological Priority Area and encompasses a Grade II\* listed building.

The potential for the evidence of Prehistoric activity is low on the site, and it would likely be of low significance.

There is a moderate potential for the evidence of Roman activity on the site. In situ settlement and human remains would be of medium significance.

The site has a low potential for remains dated to the Early Medieval period. However, any in situ occupation site could be of high significance.

The site has a moderate potential for Medieval archaeological deposits, which would be likely limited to residual artefacts and soil horizons of low significance.

During the Post Medieval period, Holborn witnessed rapid urbanisation. The site has a high potential for associated remains, which would be of low significance.

WWII bombing and the construction of the existing buildings will have had a significant negative impact on underlying deposits, the extent of which is difficult to assess.

Further investigation of the ground conditions in the form of watching brief during geotechnical test pitting is recommended.

# 1. Introduction

- 1.1. This archaeological Desk Based Assessment (DBA) has been researched and prepared by Barbora Brederova of L - P : Archaeology on behalf of Buchanan Associates Architects.
- 1.2. The report considers land at the former Central Saint Martins College of Art and Design, Southampton Row, London, WC1 centered on National Grid Reference 530517, 181662 (FIGURE 1).
- 1.3. The site falls within the London Suburbs Archaeological Priority Area (APA) as defined by the Local Planning Authority and encompasses a Grade II\* listed building (FIGURE 1).
- 1.4. The site is bounded by Drake Street to the east, by Southampton Row to the west, by Theobald's Road to the north and by Fisher Street to the south (FIGURE 2).
- 1.5. The following terms are used in this report:
  - ◆ “the site” - an area defined by the perimeter of the site itself;
  - ◆ “the study area” - a 500m radius around the centre point of the site.
- 1.6. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.
- 1.7. The assessment seeks to address the site's potential for archaeological remains, the significance and condition of the potential remains, and the impact of the proposed development on them.
- 1.8. The examination of the built heritage and the impact of the proposed redevelopment on the existing buildings is beyond the scope of this document.



## 2. Planning Background

### 2.1. NATIONAL POLICY AND LEGISLATION

2.1.1. In July 2018 the Ministry for Housing Communities and Local Government (HCLG) issued the Revised National Planning Policy Framework (NPPF) (HCLG 2018). Chapter 16 of this document sets out planning policies on the conservation and enhancement of the historic environment.

2.1.2. In addition, the following legislation is considered by this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979;
- ◆ Town and Country Planning Act 1990.

### 2.2. REGIONAL AND LOCAL POLICIES AND LEGISLATION

2.2.1. The London Borough of Camden (LBC) is the Local Planning Authority. LBC take archaeological advice from Greater London Archaeological Advisory Service (GLAAS).

2.2.2. LBC must consider the The Mayor of London's London Plan (2011) consolidated with Alterations in 2013 and 2015. Policies 7.8 and 7.9 are concerned with archaeology and heritage (MAYOR OF LONDON 2015). This is supplemented by Historic England's Good Practice Advice (HISTORIC ENGLAND 2015A).

2.2.3. LBC adopted their current Development Plan in July 2017, which has replaced the former Core Strategy and the Camden Development Policies (CAMDEN COUNCIL 2018).

2.2.4. Policy D2 of the new Local Plan sets out the council's attitudes towards heritage in relation to development:

#### **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.

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.

### 2.2.1. Reasons for the Council's attitudes to the urban planning and their implications are explained under the subheading Archaeology:

Camden has a rich archaeological heritage which comprises of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use.

The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.

If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

### 2.3. The site falls within the London Suburbs Archaeological Priority Area as defined by the local Planning Authority (FIGURE 1).

### 2.4. Due to outstanding architectural and historic interest, the original 1905-1908

Central School of Arts and Crafts building, located in the western section of the site, is Grade II\* listed and is part of the Kingsway Conservation Area (HISTORIC ENGLAND 2018).

2.5. While the designations do not confer any special legal protection to archaeological remains on the site, they do indicate that some form of archaeological investigation is likely to be required by the LBC as part of a planning application process.

2.6. This report has been prepared in accordance with government guidelines and best practice to accompany a future planning application and to inform all parties of any archaeological concerns that may affect the redevelopment of the site.

## 3. Methodology

### 3.1. GUIDANCE

3.1.1. The following guidance was consulted:

- ◆ Standard and guidance for historic environment Desk Based Assessments (CIFA 2017);
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (HISTORIC ENGLAND 2017A);
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment (HISTORIC ENGLAND 2017B);
- ◆ Using Historic Landscape Characterisation (CLARK ET AL. 2004).

### 3.2. SOURCES

3.2.1. Heritage assets were identified from the following sources:

- ◆ search of the Greater London Historic Environment Record (GLHER) for all archaeological records within a 500m radius of the centre of the site;
- ◆ the National Heritage List for England (HISTORIC ENGLAND 2018);
- ◆ data from the Archaeology Data Service (ADS 2018);
- ◆ examination of geological data (BRITISH GEOLOGICAL SURVEY 2018);
- ◆ examination of historic maps;
- ◆ a site walk over survey was undertaken on the 21<sup>st</sup> June 2018 by Guy Hunt and Barbora Brederova;
- ◆ documents and publications held at the Camden Local Studies and Archives Centre.

### 3.3. SIGNIFICANCE CRITERIA

3.3.1. A heritage asset is defined in the NPPF as:

“A building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing),” (DCLG 2012)

3.3.2. The significance of the heritage assets is determined using the following criteria shown in TABLE 1. Designated and non-designated heritage assets will be measured against the significance values in TABLE 1.

SIGNIFICANCE	DESCRIPTION
VERY HIGH	World heritage sites; designated or undesignated sites, buildings or landscapes of international importance
HIGH	Scheduled monuments; grade I and II* listed buildings; conservation areas or parks and gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
MEDIUM	Grade II listed buildings; conservation areas or parks and gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
LOW	Locally listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
NEGLIGIBLE	Sites, buildings or landscapes with little or no significant historical interest
UNKNOWN	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

### 3.4.LIMITATIONS OF THE METHODOLOGY

3.4.1. The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:

- ◆ the HER entries can be limited because they are not based on a systematic search of the region but rather the records are reliant upon chance finds, opportunities for research and public contribution;
- ◆ documentary sources may be biased, inaccurate or difficult to interpret;
- ◆ the presence of buried archaeology is not always obvious during walk over

surveys;

- ◆ grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can be difficult to locate;
- ◆ the radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

## 4. Site Background

### 4.1. LANDSCAPE AND TOPOGRAPHY

- 4.1.1. The site lies approximately 1000m to the north of the Thames at the Waterloo Bridge.
- 4.1.2. The site is situated within the London Basin and the topography of the study area slopes down gently toward the Thames. The site itself sits on a flat ground at an approximate level of 25m OD (TOPOGRAPHIC MAPS 2018).
- 4.1.3. The study area is a dense London cityscape, predominantly occupied by businesses, commercial units, tourist landmarks and university campuses that are linked with busy traffic routes. The site itself is surrounded by main roads.

### 4.2. GEOLOGY

- 4.2.1. GeoIndex indicates that the bedrock geology of the site is London Clay, which is overlaid by Lynch Hill Gravel Member – a river terrace formed by sand and gravel with lenses of silt, clay or peat (BRITISH GEOLOGICAL SURVEY 2018).
- 4.2.2. A nearby borehole study (TQ38SW158), located just to the north of the site, confirmed the presence of London Clay at the depth of 5.52m BGL. London clay is in this area overlaid by approximately 3.56m thick clayey river terrace. Made ground, in which archaeological deposits are typically preserved, was recorded to the depth of about 1.73m BGL.
- 4.2.3. Another borehole study (TQ38SW3597) undertaken near the eastern limit of the site recorded made ground to the depth of 2m BGL. The river terrace in this area is 4.8m thick.
- 4.2.4. On the basis of the borehole data it can be assumed that archaeological deposits within the site boundaries are about 2m deep, additional geotechnical information could be consulted as and when it becomes available to further refine our understanding of the archaeological formation processes on the site.

## 5. Archaeological and Historical Background

### 5.1. TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
<b>PREHISTORIC</b>		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
<b>HISTORIC</b>		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901AD
MODERN	1901	PRESENT

Table 2 - Timescales used in this report

5.2. The following analysis includes a 500m radius search of the Greater London Historic Environment Record (GLHER). The GLHER data is referenced to with a Monument ID and/or a unique Site Code, e.g. (MLO12345) (AXA12).

### 5.3. PREHISTORIC

5.3.1. During the Prehistoric period, rivers represented a vital source of water and food, and therefore archaeological remains dated to this period are typically concentrated within the wider area of the Thames and its tributaries (DODD & HAYDEN 2011). This is also reflected in the richness of Prehistoric findspots within the Thames Valley, including the study area (FIGURE 3).

5.3.2. The earliest evidence of the re-occupation of Britain after the Last Glacial Maximum is dated to 13000 BC, to the Late Upper Palaeolithic period. However, outside caves and rock shelters, undisturbed occupation sites dated to this early period of Prehistory are rare (SCHREVE 2011: 137-140).

5.3.3. Palaeolithic tools found within the study area include a pointed handaxe from Drury Lane found in 1882 (MLO25623), an assemblage of lithic tools found in



High Holborn in the 1890s (MLO17693), a pointed handaxe found in a vicinity of Eagle Street in 1906 (MLO17694), and a handaxe found in the area of New Oxford Street in 1929 (MLO17688). Palaeolithic flakes and axes were found at the south end of Southampton Rows in the late 19<sup>th</sup> century (MLO17689), and five handaxes were recovered in the area of Great Queen Street (MLO16891) and an assemblage of lithic tools was found in Kingsway (MLO17682) in the early 20<sup>th</sup> century.

- 5.3.4. The only archaeologically recovered evidence of Palaeolithic activity within the study area is a single flint waste flake from a disturbed surface of the river terrace. It was found during 1999 watching brief at Aviation House, 200m to the southwest of the site (MLO75120) (KGY99).
- 5.3.5. During the Mesolithic period, the Thames Valley was occupied by hunter-gatherer communities (HEY & ROBINSON 2011A: 193-220). The only evidence of activity dated to this period includes an assemblage of flint working cores found in the area of Kingsway. Some of the cores are dated to the Bronze Age, suggesting a long tradition of flint knapping in the area (MLO17687).
- 5.3.6. The Neolithic period saw a significant settlement expansion (HEY & ROBINSON 2011B: 221-260), and by the end of the 2<sup>nd</sup> millennium BC, small farmsteads as well as larger organised settlements began to emerge across the Thames Valley (HEY & ROBINSON 2011C: 311-330). However, the only evidence of the later Prehistoric periods includes a single Bronze Age pottery sherd recovered during an archaeological excavation in Keeley Street, about 425m to the south of the site (MLO78301)(KEL00).
- 5.3.7. The Iron Age is generally known for plentiful and diverse evidence of settlement, ritual practices, new technologies, and the use of a wide array of innovative tools (HASELGROVE 1999: 113-114). However, the only known site dated to this period is at 66-68 Great Queen Street, 325m to the south, where Iron Age pottery sherds were recovered during an evaluation in 1996 (MLO67783) (KWH96).
- 5.3.8. Prehistoric remains within the study area are largely limited to isolated finds, the provenience of which are, due to post depositional disturbances and the

lack of systematic recording at the time of their discovery, largely unknown. Although this creates interpretation challenges, the sheer quantity of the findspots indicates that Prehistoric activity indeed took place within the study area.

- 5.3.9. The site's potential for Prehistoric remains is low. If present, such remains would likely be preserved in the form of residual artefacts, which would be of low significance. However, any *in situ* evidence of settlement would be of medium significance as this would add to our understanding of occupation of the wider River Thames region.

#### 5.4.ROMAN

- 5.4.1. The Roman city of *Londinium* was established in the mid 1<sup>st</sup> century, shortly after the Claudian invasion of Britain in 43AD (MERRIFIELD 1964). At that time, the site was located in the close vicinity to the main settlement, about 1km to the west of its defensive walls at Ludgate, thus the abundance of Roman findspots within the study area is not surprising (FIGURE 4).
- 5.4.2. The site lies approximately 70m to the north of an important Roman road connecting *Londinium* with *Calleva Atrebatum*, a major Roman city at Silchester, Hampshire. This road extends from the area of modern Newgate and roughly follows the line of modern High Holborn and New Oxford Street (MARGARY 1969: 57).
- 5.4.3. A section of the Silchester road was identified during the KGY99 excavation, about 150m to the south of the site, in the form of a compacted, up to 1.6m thick and 7.6m wide gravel surface. It was excavated alongside an east-west oriented roadside ditch containing Roman pottery and a coin (MLO75121), as well as a quantity of residual building materials indicating a possible nearby building (MLO75122).
- 5.4.4. The KEL00 excavation also revealed evidence of settlement in the form of residual building materials and three rubbish pits containing Roman pottery sherds (MLO78302). Furthermore, three quarry pits backfilled with domestic refuse suggesting industrial and domestic activity were excavated at Holborn Town Hall, 280m to the southwest of the site (MLO76215) (HHN99).

- 5.4.5. Not only roadside settlement, but also cemeteries and isolated burials, the precise location of which is not always easy to anticipate, are often associated with Roman roads (FINCH SMITCH 1987: 119). Therefore it is not surprising that cremation urns were found in the area of Holborn Station, about 150m to the south (MLO69168), and in the vicinity of Southampton Row, about 150m to the northwest of the site (MLO18085).
- 5.4.6. Furthermore, a lead ossuary containing burnt bone and two Roman *denarii* of Vespasian was recovered from New Oxford Street, about 180m to the southwest (MLO17787), a marble tombstone with Greek inscriptions was found in Lambs Conduit Street, 370m to the northeast (MLO16263), and a Roman tombstone was found in a backfill of a modern sewer in Barter Street (MLO17778).
- 5.4.7. Other residual Roman artefacts include a foot of a life size statue (MLO6175) and a brooch (MLO11190) found in Kingsway, a ring from Great Russell Street (MLO17779), and residual pottery sherds recovered from a site at the Holborn Town Hall (MLO68157)(STY96).
- 5.4.8. Furthermore, a hoard of several hundred copper coins was found in 1750 in Lincoln's Inn Fields (MLO17776), and a hoard of 700 coins, mainly of Crispus, Constantine I and Constantine II, was found in 1924 on the grounds of the Royal Hotel in Russell Square (MLO18043).
- 5.4.9. The GLHER data confirms Roman activity along the traffic route. Therefore, the site has a moderate potential for Roman archaeological remains. Residual artefacts would be of low significance. Burials, cremations and an *in situ* occupation site would be of medium significance as this would add to our understanding of the wide-reaching use of the road and activities that have taken place alongside of it.

## 5.5. EARLY MEDIEVAL

- 5.5.1. After the Roman period, the status of *Londinium* is believed to have declined. Eventually, the Middle Saxon trading settlement of *Lundenwick* developed to the west, in the area of modern Adwych. Although the precise extend of the new town remains unclear, it is known that it stretched across Covent Garden

and Strand (MALCOLM ET AL 2003: 1, VINCE 1990), where archaeological remains dated to this period have been previously revealed (FIGURE 5).

- 5.5.2. Close to the site, about 320m to the south of it, the KWH96 excavation identified a Saxon occupation site. Two wells of Saxon date were recorded along with a possible midden, a ditch, a series of pits and a sequence of stake holes, likely forming a fence or an enclosure (MLO73918).
- 5.5.3. The KEL00 excavation identified evidence of occupation in the form of a building, postholes and a metalled surface together with a wattle-lined well, cess pits, rubbish pits, and ditches. Recovered finds, including pottery, loom weights and lava quern stones, provide further insight into everyday life on the site (MLO78303).
- 5.5.4. Archaeological works in Drury Lane, about 485m to the south, identified a large circular rubbish pit, from which a chaff-tempered pottery sherd, burnt daub, oyster shells, and animal bones showing evidence of butchery were recovered. A sawn deer antler was interpreted as an evidence of antler working industry in the area (MLO98082)(DUL04).
- 5.5.5. Archaeological works in Macklin Street, 220m to the southeast of the site, revealed a dump layer containing animal bones and an assemblage of pottery sherds dated to the Early Medieval and Medieval Periods (MLO22220)(MAC89). The site was located outside the assumed boundaries of the main settlement, which provides an opportunity for the reconsideration of the extent of the Saxon city boundaries.
- 5.5.6. Isolated artefacts include a 7<sup>th</sup> or 8<sup>th</sup> century ceramic vase (MLO22221) and a coarse redware loom weight (MLO3177) recovered from the Kingsway area, and a single Saxon pottery sherd found at the City Literary Institute (MLO77772).
- 5.5.7. Due to the lack of known Early Medieval remains to the north of High Holborn, the evidence of Saxon activity on the site is low. If present, residual artefacts would be of low significance and *in situ* occupation site could be of high significance as such discovery could be vital our interpretations of the London's early growth and the beginnings of its transformation to the modern form.

## 5.6. MEDIEVAL

- 5.6.1. From the 9<sup>th</sup> century onwards, the main settlement is believed to have shifted from *Lundenwick* back into the area of the Roman walls, where, following the 1066 Norman Conquest, it began to flourish (THOMAS 2007).
- 5.6.2. The 1086 Domesday Book indicates that the study area remained in the hinterland of the slowly expanding city and was used as a vineyard and woodland for the grazing of 100 pigs (UNIVERSITY OF HULL 2016).
- 5.6.3. According to historical sources, the area of the site might have been acquired by William Belmond in the 13<sup>th</sup> century. *Blemondisberi*, which was the old English term for the Manor of Blemond, later gave the name to Bloomsbury (WEINREBB & HIBBERT 1983:74).
- 5.6.4. At the end of the 14<sup>th</sup> century, the Blemond's Manor came into the possession of the Crown and the King Edward III granted it to the Carthusian Monks of London Charterhouse who continued to use the adjoining lands for farming (WEINREBB & HIBBERT 1983:74), the reason for which evidence of land cultivation dominates the current archaeological record of the study area (FIGURE 6).
- 5.6.5. Apart from locations where the Society of Gray's Inn (MLO21218) and the Society of Lincoln's Inn (MLO8572) settled, the GLHER shows evidence of animal grazing and small scale agriculture. Ploughing horizons were identified in the area of Holborn Town Hall, 250m to the southwest (MLO74071), together with ditches (MLO74070, MLO75182) and pottery sherds (MLO68158). The KGY99 excavations also revealed cultivation soil (MLO73559), and similar evidence was found a short distance to the south, at Great Queen Street (MLO67789), as well as at the KEL00 site (MLO78304).
- 5.6.6. Only two *in situ* settlement sites are known within the study area. These include a house in Sardinia Street, about 450m to the southeast (MLO9672), and a possible house, including a cellar, clay and gravel surfaces and up to 1.7m thick dump layers, excavated at 1 Plough Place, approximately 200m to the southwest of the site (MLO76468)(FTL98).
- 5.6.7. Historical sources indicate that three public houses existed within the study

area in the 14<sup>th</sup> and 15<sup>th</sup> centuries: one in the south Holborn area (MLO17839), the other one in the area of Shaftesbury Avenue (MLO25154), and the third one in Drury Lane (MLO16704).

5.6.8. Residual artefacts include a pottery sherd (MLO64073) and a dagger (MLO71765) from Lincoln's Inn Fields, a sword from the area of Holborn Station (MLO69171), a hoard found in Kingsway (MLO2831), and an isolated skull of an adult female was found in Drury Lane (MLO71744).

5.6.9. Apart from the places where the societies, public houses, and occasional dwellings existed, the study area was largely used for farming. The site has a moderate potential for Medieval remains but these would likely represent soil horizons and residual artefacts, which would be of low significance. However, any *in situ* evidence of settlement would be of medium significance, adding to our understanding of the role of this hinterland in the early growth of London.

## 5.7. POST MEDIEVAL

5.7.1. Agas's 1578 map shows that throughout the 16<sup>th</sup> century Holborn continued to be an area of open fields, predominantly used as pastures and for agricultural purposes (FIGURE 7).

5.7.2. In the 17<sup>th</sup> century, the 4<sup>th</sup> Earl of Southampton made an everlasting impact upon the area, which was instigated by a law change allowing construction without the interference of the Crown (SUMMERSON 2003:23).

5.7.3. The 1658 map shows the gradual transformation of the farmland into a residential district (FIGURE 8). Buildings with rear gardens began to flank the northern limit of *Holborne* with open fields being situated to the north of them. Due to the low detail of the map, it is difficult to say whether the site remained undeveloped or was occupied by back gardens of the roadside properties.

5.7.4. The Earl of Southampton also commissioned the construction of Southampton House – a mansion that replaced the old manor in 1660. The adjacent Southampton Square eventually became known as Bloomsbury Square, and the nearby Montague House, built in 1678, later became the British Museum

(WEINREBB & HIBBERT 1983:74-77).

5.7.5. Morgan's 1681 map shows the intensifying urbanisation of Holborn, including the growing number of streets and town houses (FIGURE 9). The site itself occupied the western section of Red Lion Fields – a newly formed public square located in the city's northern limit.

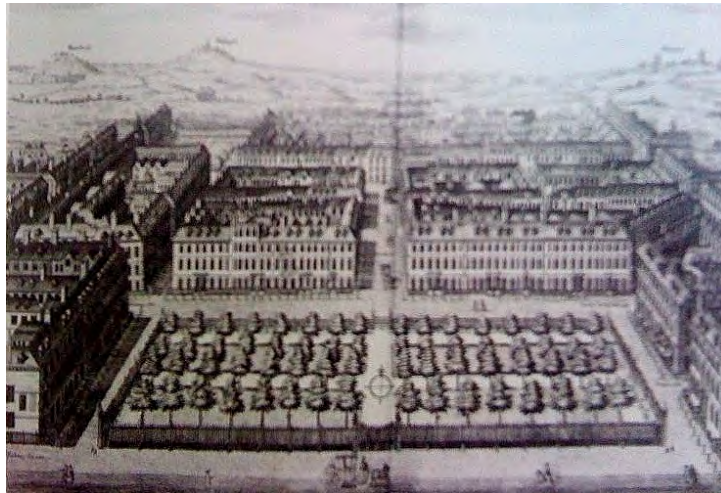


Plate 1 - Red Lion Square in 1731, by Sutton Nichols

5.7.6. In 1684, Nicholas Barbon purchased the leasehold of the Red Lion Fields and built several storied townhouses on all four sides of the open space (PLATE 1). The new housing reduced the size of the Fields, which can be seen on Rocque's 1746 survey (FIGURE 10).

5.7.7. Thus the first phase of development on the site falls within Barbon's construction project, the result of which was a substantial housing estate for higher classes that can be seen in more detail on the 1799 Harwood's Map of London (FIGURE 11). The map further shows that the site became a junction of two new streets – east-west Orange Street and north-south Kings Gate Street.

5.7.8. Bacon's 1888 Atlas of London provides only a simplified picture of Holborn at that time, with only institutional and landmark buildings highlighted (FIGURE 12). It shows that Kings Street was renamed to Southampton Row and that the southeast corner of the site was redeveloped into the St John the Evangelist Church. The remaining area of the site presumably remained in its original form and continued to be used for residential purposes.

5.7.9. The site has a high potential for evidence of the two phases of redevelopment

in the 17<sup>th</sup> and 19<sup>th</sup> centuries. Such remains would be of medium significance, adding to our understanding of the expansion of London beyond the city walls and of the early large-scale housing developments that rapidly transformed Holborn from pastures into a fashionable housing district.

## **5.8.MODERN**

- 5.8.1. In 1904, the Council approved the purchase of a land in Southampton Row. Shortly afterwards, a school building in the western section of the site was built and was purchased by the Central School of Arts and Crafts in 1908 (UNIVERSITY OF GLASGOW 2011).
- 5.8.2. In a large urban redevelopment scheme in the early 20<sup>th</sup> century, Holborn was rebuilt and new Southampton Row was constructed as a wide tree lined avenue (UNIVERSITY COLLEGE LONDON 2011). The 1935 OS map shows that it was built on a similar alignment to the former street, as well as that the redevelopment of the area did not affect the site itself – it continued to be occupied by the church and the school and was crossed by Parton Street (formerly Orange Street) in the north (FIGURE 13).
- 5.8.3. During the WWII bombing, many buildings in Holborn as well as most of the site, including the church and back of the school building, suffered a damaged beyond repair or were completely destroyed (WARD 2015: 94). The 1952 OS map shows that a large area to the north of the site was ruined and that the eastern half of the site was also covered with rubble (FIGURE 14).
- 5.8.4. The war damage of the site was followed by a substantial rebuilding scheme. The 1982 OS map (FIGURE 15) shows that the school building was repaired and continued to be occupied by the Central School of Arts and Crafts. In the eastern section of the site, the early 1960s Red Lion Square wing incorporating the Cochrane Theatre was occupied by the Polytechnic of Central London. The map further shows the 1973 Fisher Street wing linking the two main school buildings.
- 5.8.5. The modern history of the site was dramatic, including a nearly complete destruction of the site and its subsequent redevelopment. These events will have made impacts on archaeological remains to the depth of bomb explosions



or to the depth of modern basements, whichever is deeper.

---

## 6. Site Conditions and Proposed Development

6.1. The current site conditions and the level of archaeological survival underneath the existing building are illustrated in FIGURE 16.

### 6.2. SITE CONDITIONS

6.2.1. A site visit was carried out by Guy Hunt and Barbora Brederova of L - P : Archaeology on 21<sup>st</sup> June 2018.

6.2.2. The walkover survey confirmed that the site is currently occupied by three adjoining buildings with a central courtyard, covering approximately 0.46ha in total:

- ◆ the original Central School of Arts and Crafts building (west);
- ◆ the Red Lion Square wing incorporating the Cochrane Theatre (east);
- ◆ the Fisher Street link block (south).

6.2.3. The construction of the buildings will have removed archaeological deposits to the depths of their basements, which largely vary across the site.

6.2.4. On the basis of the assumed depth of archaeological deposits to be approximately 2m, three different areas of archaeological survival were concluded:

- ◆ areas of higher archaeological survival – where basements are not deeper than 2m;
- ◆ areas of low archaeological survival – where basements are between 2m and 3m deep;
- ◆ areas of no survival – where basements are deeper than 3m.

6.2.5. The different areas of archaeological survival are, however, only indicative. Overall, archaeological deposits may be encountered in the eastern section of the site, while in the western part of it the archaeological survival is very low.

6.2.6. The depth of the WWII bomb damage on the site is not known, and therefore it is not possible to assess its impact of it on potential remains on the site.



Plate 2 - The site, looking northwest from Drake Street



Plate 3 - Example of a basement in the original Central School of Arts and Crafts building



Plate 4 - Foundations of the Red Lion Square building

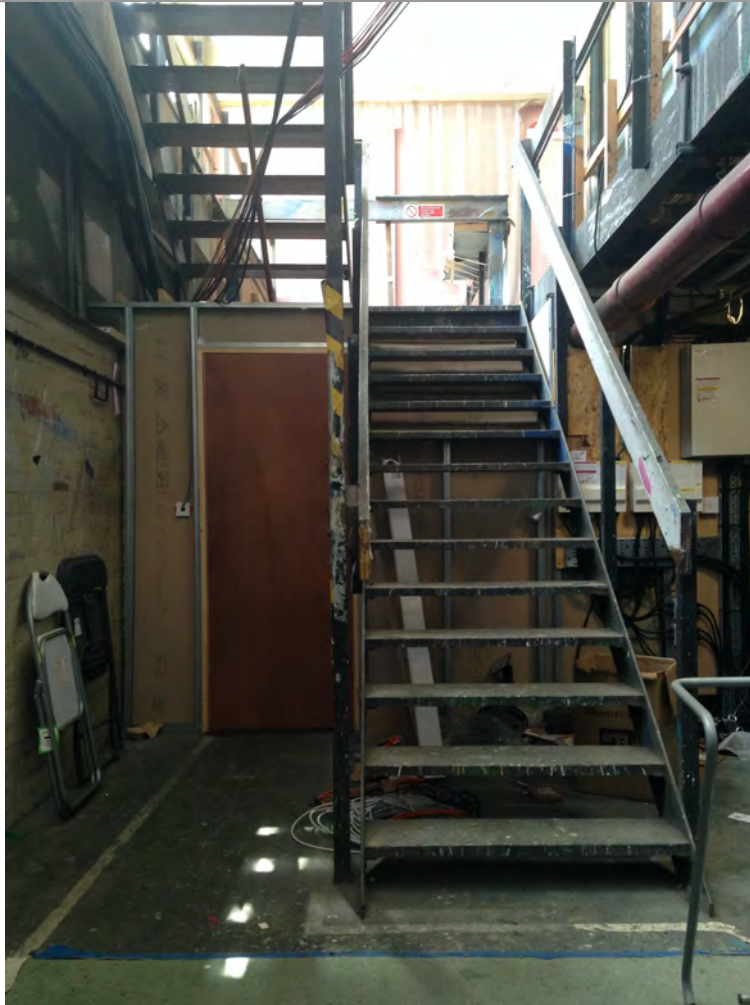


Plate 5 - Lower ground floor at the back of the theatre

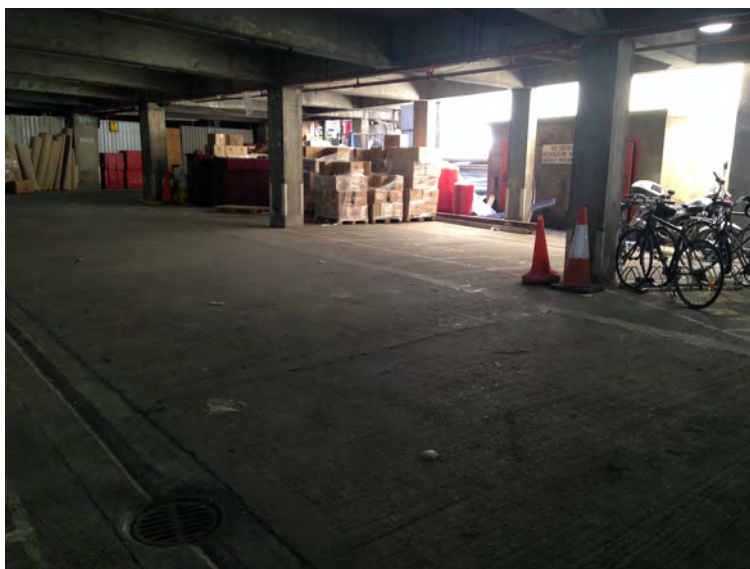


Plate 6 - Storage under the central courtyard

---

### **6.3. PROPOSED DEVELOPMENT AND ITS POTENTIAL IMPACT**

- 6.3.1. The site of the former Central Saint Martins College of Art and Design is proposed for redevelopment in order to convert it to a hotel and conference centre complex comprised of an auditorium, meeting places, approximately 390 guest rooms, restaurants and bars, and sport and leisure facilities.
- 6.3.2. The original, Grade II\* listed Central School of Arts and Crafts wing will undergo an internal refurbishment, which is not expected to have an impact on potential archaeological deposits. However, if these works will involve ground interventions such as drainage improvements, the works would make a superficial impact on potential archaeological remains. If no remains survive in this area of the site, the impact of the works would be negligible.
- 6.3.3. The redevelopment will involve the demolition of the Red Lion Square and the Fisher Street wings and the subsequent construction of a new building, which is expected to have a significant impact on potential archaeological deposits in areas deeper than the existing basements.
- 6.3.4. Details of the future project, including the foundation design, are not yet finalised, thus a more precise impact of the redevelopment on potential archaeological deposits within the site boundaries can not be assessed.
- 6.3.5. Once the approved architectural design becomes available, further impact assessment could be undertaken.

## 7. Summary and Conclusions

- 7.1. A site at the former Central Saint Martins College of Art and Design, Southampton Row, London WC1 is proposed for redevelopment in order to convert the building into a hotel and conference centre complex.
- 7.2. Although the site is located within a richer Prehistoric landscape, it has a low potential for archaeological deposits dated to this period. These would likely be preserved in the form of isolated findspots of low significance.
- 7.3. The site occupies a strategic position in the vicinity of *Londinium* and just to the north of an important Roman road, due to which it has a moderate potential for Roman remains, which would be of moderate significance if preserved *in situ*. If human remains are present, these would require a special attention.
- 7.4. The site is also located in a close vicinity to Saxon *Lundenwic*, the precise boundaries of which are debated. An *in situ* Saxon settlement would be of medium to high significance, depending on the state of surviving remains.
- 7.5. Throughout the Medieval period, the study area was largely unoccupied and used for farming. Associated archaeological remains would likely represent soil horizons and residual artefacts, which would be of low significance.
- 7.6. The site was first redeveloped during the 1684 Barbon's transformation of the area into a luxurious residential district. In the later 19<sup>th</sup> century, a church was built in the southeastern section of the site, and in the 1900s, the western part of the site was redeveloped into the Central School of Arts and Crafts. The site has a high potential for associated remains, which would be of medium significance.
- 7.7. The site was heavily damaged during WWII bombing, which was followed by extensive rebuilding. These events will have made significant impact on potential archaeological deposits within the footprints of their basements, the precise extent of which is difficult to conclude at this stage.
- 7.8. Further investigation of the ground conditions in the form of watching brief during geotechnical test pitting is recommended.

---

# SOURCES CONSULTED



---

## BIBLIOGRAPHIC

- ADS, 2018. *Archaeology Data Service*. Available at: [www.archaeologydataservice.ac.uk](http://www.archaeologydataservice.ac.uk).
- BRITISH GEOLOGICAL SURVEY, 2018. *British Geological Survey Geoindex*. Available at: [www.bgs.ac.uk/geoindex](http://www.bgs.ac.uk/geoindex).
- CIFA, 2017. *'Standard and guidance for historic environment desk-based assessment'*. University of Reading: Reading.
- CLARK, J., DARLINGTON, J. & FAIRCLOUGH, G., 2004. *Using Historic Landscape Characterisation*. English Heritage.
- DCLG, 2012. *'National Planning Policy Framework: Planning for the Historic Environment'*. Department of Communities and Local Government: London.
- DCLG, 2014. *'Planning Practice Guidance. Conserving and enhancing the historic environment'*. Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.
- ENGLISH HERITAGE, 2008. *Conservation Principles: Policy and guidance for the sustainable management of the historic environment*. Department for Communities and Local Government.
- FINCH SMITH, R., 1987. *Roadside settlements in lowland Roman Britain: a gazetteer and study of their origins, growth and decline, property boundaries, and cemeteries*. B.A.R: Oxford.
- HISTORIC ENGLAND, 2015a. *Historic Environment Good Practice Advice Note 1 - The Historic Environment in Local Plans*. Historic Environment Forum. Available at: <https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/>.
- HISTORIC ENGLAND, 2015b. *Historic Environment Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Forum. Available at: <https://content.historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2.pdf/>.
- HISTORIC ENGLAND, 2017. *Historic Environment Good Practice Advice Note 3 - The Setting of Heritage Assets*. Historic Environment Forum. Available at: <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>.
- HISTORIC ENGLAND, 2018. *The List*. Available at: <http://list.historicengland.org.uk>.
- MALCOLM, G., BOWSHER, D, COWIE, R., 2003. *Middle Saxon London: excavations at the Royal Opera House 1989-1999*. MoLAS: London.
- MARGARY, I.D., 1969. *Roman Roads in Britain*. John Baker: London.
- MAYOR OF LONDON, 2015. *The London Plan: The spatial development strategy for London (consolidated with alterations since 2011)*. Greater London Authority: London.
- SUMMERSON, J., 2003. *Georgian London*. Yale University Press: London.

- 
- TOPOGRAPHIC MAPS, 2018. *London*. Available at:  
<http://en-gb.topographic-map.com/places/London-92172/>.
- THOMAS, H.M., 2007. *The Norman Conquest: England after the Conqueror*. Rowman & Littlefield Publishers: New York.
- UNIVERSITY COLLEGE LONDON, 2011. *UCL Bloomsbury Project*. Available at:  
[https://www.ucl.ac.uk/bloomsbury-project/streets/gilbert\\_street.htm](https://www.ucl.ac.uk/bloomsbury-project/streets/gilbert_street.htm).
- UNIVERSITY OF GLASGOW, 2011. *Mapping the Practice and Profession of Sculpture in Britain and Ireland 1851-1951, Central School of Arts and Crafts*. Available at:  
[https://sculpture.gla.ac.uk/view/organization.php?id=msib2\\_1212166601](https://sculpture.gla.ac.uk/view/organization.php?id=msib2_1212166601).
- UNIVERSITY OF HULL, 2016. *Open Domesday*. Available at: <http://opendomesday.org/>.
- VINCE, A.G., 1990. *Saxon London: an archaeological investigation (The Archaeology of London)*. Seaby: London.
- WARD, L., 2015. *Bomb Damage Maps 1939/1945*. Thames & Hudson: London
- WEINREB, B., HIBBERT, C., 1986. *The London Encyclopaedia*. Macmillan: London

## **CARTOGRAPHIC**

- AGAS, 1578. *The map of early modern London*.
- BACON, 1888. *Ordnance survey atlas of London & suburbs*.
- FAITHORNE & NEWCOURT, 1658. *Neighbourhood of St. Giles-in-the-fields*.
- HORWOOD, 1799. *Plan of the cities of London and Westminster*.
- MORGAN, 1681. *Map of the whole London*.
- ROCQUE, 1746. *Map of London*.
- ORDNANCE SURVEY, 1935.
- ORDNANCE SURVEY, 1952.
- ORDNANCE SURVEY, 1982.

## **GLHER Data Licence**

© Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018.

THE DATASET CONTAINED IN THIS MATERIAL WAS OBTAINED ON 11/06/2018.

---

# FIGURES

Figure List:

FIGURE 1 - SITE LOCATION GENERAL

FIGURE 2 - SITE LOCATION DETAIL

FIGURE 3 - PREHISTORIC SITES

FIGURE 4 - ROMAN SITES

FIGURE 5 - EARLY MEDIEVAL SITES

FIGURE 6 - MEDIEVAL SITES

FIGURE 7 - 1578 MAP OF LONDON

FIGURE 8 - 1658 MAP OF ST GILES

FIGURE 9 - 1681 MAP OF LONDON

FIGURE 10 - 1746 MAP OF LONDON

FIGURE 11 - 1799 PLAN OF THE CITIES OF LONDON AND WESTMINSTER

FIGURE 12 - 1888 ATLAS OF LONDON

FIGURE 13 - 1935 OS MAP

FIGURE 14 - 1952 OS MAP

FIGURE 15 - 1982 OS MAP

FIGURE 16 - SITE CONDITIONS

