6 BREAM'S BUILDINGS, LONDON EC4A 1HP

AN ARCHAEOLOGICAL EVALUATION

LOCAL PLANNING AUTHORITY:
CITY OF LONDON

PLANNING APPLICATION NUMBER:
15/00971/FUL

SITE CODE: BBG18

PCA REPORT NO: R13278

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PRE-CONSTRUCT ARCHAEOLOGY

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AN ARCHAEOLOGICAL EVALUATION

Quality Control

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6 Bream's Buildings, London EC4A 1HP

An Archaeological Evaluation

Site Code:	**BBG18**
Central National Grid Reference:	**TQ 31188 81361**
Local Planning Authority:	**City of London**
Planning Application Number:	**15/00971/FUL**
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June 2018

PCA Report Number: R13278

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1 Non-Technical Summary

1.1 This report presents the results of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd at 6 Bream's Buildings, City of London, between the 14th and 22nd of May 2018. The evaluation consisted of three test pits two of which were located in the basement and one in the ground floor level latrine and kitchen block located to the south side of the building.

1.2 The site is located at 6 Bream's Buildings, EC4A 1HP (NGR TQ 31188 81361). The site is bounded by 4 Bream's Buildings to the west; Bream's Buildings to the north and the Rolls House building to the east and south.

1.3 The results of the fieldwork indicated that archaeological survival in the basement was confined to the bases of deeply cut features, possibly quarry pits, which dated to the late medieval and early post-medieval periods. The natural deposits had also been truncated during the construction of the modern basement.

1.4 More extensive archaeological survival may be present in the ground floor area previously occupied by the latrine and kitchen block located on the south side of the building. The excavation of Test Pit 4 demonstrated the presence of an early post-medieval red brick wall and associated archaeological deposits 1.20m below the current slab, approximately 17.30m OD.

2 Introduction

2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd at 6 Bream's Buildings, City of London, between 14th and 22nd of May 2018.

2.2 The site is centred on the National Grid Reference TQ 31188 81361 and is approximately 135m^2 in area. It is bounded by 4 Bream's Buildings to the west, Bream's Buildings to the north and the Rolls House building to the east and south.

2.3 The site was given the unique Museum of London site code BBG18.

2.4 The archaeological evaluation consisted of three test pits. Test Pits 2 and 3 were located in the basement. A further trench, TP 1, was to have been effected in the courtyard area to the rear of the building but this could not be safely accessed. All of the Test Pits were originally designed to measure 1m by 1m, however the size of Test Pit 3 was increased from 1m by 1m to 1m by 3m to compensate for the absence of Test Pit 1. Test Pit 4 was located in the ground floor latrine and kitchen block which is located on the south side of the building.

2.5 The project was monitored on behalf of the City of London by Kathryn Stubbs, Assistant Director Historic Environment. The client's archaeological consultant was CgMs Heritage.

2.6 The project manager for Pre-Construct Archaeology Limited was Tim Bradley. The fieldwork was conducted by the author.

24/05/18 MS

Figure 1
Site Location
1:12,500 at A4

Figure 2
Test Pit Locations
1:400 at A4

3 Planning Background

3.1 National Guidance: The National Planning Policy Framework

3.1.1 The Departments of Communities and Local Government (DCLG) issued a new series of planning guidelines, the National Planning Policy Framework, in March 2012. This document superseded the previous guidance contained in Planning Policy Statement 5. The policies regarding archaeology set out in the NPPF are contained in **Section 12 Conserving and enhancing the historic environment**. These state:

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment[1], including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

127. 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.

128. 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

[1] The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

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.

129. 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
130. 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.
131. In determining planning applications, local planning authorities should take account of:

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

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. 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 securing its optimum viable use.
135. 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 affect directly or indirectly 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.
136. Local planning authorities should not permit 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.
137. 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 or better reveal the significance of the asset should be treated favourably.
138. Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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.
139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
140. 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.
141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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[2]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.2 Regional Guidance: The London Plan

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (published 2011, amended 2015) which includes the following statement relating to archaeology:

Policy 7.8

Heritage assets and archaeology

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural

[2] Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository

identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Guidance: Archaeology in the City of London

3.3.1 The City of London Corporation fully recognises the importance of the archaeological heritage located within it's bounds and has adopted policies to preserve it. These are now contained within the Core Strategy which was adopted in 2011 and include saved policies which formed part of the Unitary Development Plan which was adopted in 2002. The policies contained within the Core Strategy state:

City Culture and Heritage

HISTORIC ENVIRONMENT

3.12.1 The City's unique townscape of historic buildings, streets and open spaces juxtaposed with contemporary modern buildings creates a varied, attractive and lively environment which attracts companies and visitors who support the services which contribute to its cultural vibrancy. The City contains a large number of heritage assets which include almost 600 listed buildings, 26 conservation areas, 48 scheduled ancient monuments and 4 historic parks and gardens. There are many protected trees in conservation areas and with Tree Preservation Orders. Historic buildings characteristic of the City include notable buildings such as Mansion House, Guildhall and St Paul's Cathedral, livery company halls and a large number of churches. In addition, the Tower of London, which lies just outside the City boundary, is inscribed by UNESCO as a World Heritage Site of universal significance and its protection includes a buffer area which is partly within the City.

3.12.2 The City is the historic core from which the rest of London developed. Its townscape is derived from its historical development and role as a centre of commerce and trade. The street pattern comprises medieval lanes and alleyways, overlain by later, wider streets. The dense nature of development is ameliorated by the many green spaces, including a high number of small open spaces such as former churchyards, as well as larger gardens.

3.12.3 The City is characterised by many historically important buildings and collections of buildings. Its varied townscape includes areas of formal layout, those with a more

domestic and small scale character, as well as larger building complexes such as Smithfield and Leadenhall Markets. There is a close proximity of very different historic areas with a common purpose and business function, which contributes to the special character of the townscape. The City can claim to have one of the greatest concentrations of church buildings of outstanding architectural quality in the country, with 42 places of worship, all but one of which are listed. The City also possesses a modern architectural heritage including, for example, the listed Barbican and Golden Lane Estates.

3.12.4 The City is one of the most important areas in the country in terms of archaeology. Its unique archaeological heritage dates back to the Roman settlement and has evolved through Saxon, medieval and later periods. Many Roman, Saxon and medieval remains still survive in the City today, including buried as well as visible remains, such as the Roman amphitheatre below Guildhall, the Roman and medieval London wall and the reconstructed Temple of Mithras in Queen Victoria Street. Archaeological investigation is an important aspect of development proposals.

Policy CS12: Historic Environment

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors, by:

1. Safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses.

2. Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.

3. Protecting and promoting the evaluation and assessment of the City's ancient monuments and archaeological remains and their settings, including the interpretation and publication of results of archaeological investigations.

4. Safeguarding the character and setting of the City's gardens of special historic interest.

5. Preserving and, where appropriate, seeking to enhance the Outstanding Universal Value, architectural and historic significance, authenticity and integrity of the Tower of London World Heritage Site and its local setting.

3.3.2 The saved policies which form parts of the Unitary Development Plan, adopted in 2002, are listed in Chapter 11 Archaeology. These are reproduced below:

INTRODUCTION

11.1 The modern City of London has its origins in the settlement of the area at least as far back as the Roman period. This has resulted in a complex and varied

archaeological heritage forming an historic landscape which has shaped and influenced the modern townscape. The origins of the City as a pre-eminent civic, commercial and trading centre derive from its past occupation.

11.2 The development of the City through the Roman, Saxon and medieval periods to the present day is contained in the visible and buried monuments and archaeological remains. The almost continuous occupation of the City has led to the build up and development of a very complex, and in some areas, deep archaeological sequence. The nature of development, through the construction of deeper and more extensive basements, has meant that this evidence has been eroded, and consequently much of the information has been lost, in many areas with no record or an incomplete record of only part of the site.

11.3 Ancient monuments and archaeological remains surviving in the City are important evidence of the City's role as a commercial and trading centre, reflecting past land use, society and occupation as well as social and economic change. They have influenced the existing built and unbuilt environment and street pattern. The importance of these remains lies in their intrinsic value as well as their contribution to the wider landscape of the City and the development and growth of London, its hinterland and trading connections. In some cases the importance of archaeological remains derives from the grouping of a sequence of remains or the development of a particular feature or structures, in addition to the individual value of one or more components. These monuments and remains may be of international, national, regional or local importance.

11.4 There have been observations and recording of archaeology since as long ago as the 16th century and recent systematic investigation and recording has provided much information and understanding of our past. For later periods, documentary evidence may survive, which complements the archaeological evidence, but for much of the City's history, surviving archaeological remains are the only source of information. New information and reinterpretation of existing records adds continually to our knowledge. In many areas, monuments, for example the Roman and medieval City wall, have been retained and conserved as part of a development, illustrating this rich heritage. Elsewhere, remains are buried below existing building basements, streets and open spaces, or earlier buildings may survive subsumed into later fabric. Even small survivals of archaeological remains have the capacity to provide valuable evidence, and advances in scientific techniques mean that it is possible to gain an increasing amount of information from remains, adding to the wider picture of the natural environment, its occupation and exploitation over the last two thousand years. This historic landscape is also made up of other, more visible features such as street names, building lines and plot widths, perpetuated through redevelopment, and open spaces including many former

churchyards.

AIMS

11.5 The following aims set out the general intentions of the Archaeology chapter and set the context for the chapter's strategic and local policies.

• Protect and promote the conservation, preservation in situ and enhancement of ancient monuments and archaeological remains of national importance and their settings.

- Assess and evaluate sites of archaeological potential prior to a decision on a planning application.
- Ensure the proper investigation, recording and publication of evidence of ancient monuments and archaeological remains as an integral part of a development programme.

STRATEGIC POLICY

11.6 The strategic policy and its supporting text sets out the London-wide and regional context for the more detailed archaeological policies of the Plan.

POLICY STRAT 11A

To recognise the archaeological importance of the City as the historic centre of the capital and to seek the adequate safeguarding and investigation of ancient monuments and archaeological remains.(NB this is no longer current City of London Corporation Policy)

11.7 Strategic Guidance states that account should be taken of the desirability of preserving ancient monuments and their settings and of the Secretary of State's guidance in PPG 16, Archaeology and Planning. Archaeological remains are an irreplaceable resource and often the only evidence of past development. These remains are a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. They contain irreplaceable information about our past and the potential for an increase in future knowledge.

11.8 Where nationally important archaeological remains, whether scheduled or not, and their settings are affected by proposed development there is a presumption in favour of their physical preservation in situ. Some monuments and archaeological remains are protected as scheduled ancient monuments under Part I of the Ancient Monuments and Archaeological Areas Act 1979. These are shown on Map 11.1. Applications for works which may affect a scheduled ancient monument are determined by the Secretary of State for Culture, Media and Sport, with advice from English Heritage. This procedure is different from any consents that may be necessary under Town Planning legislation. Due to the potentially complex nature of archaeological remains in the City, the Corporation

will expect applications for scheduled monument consent and planning permission to be prepared and considered in parallel.

11.9 Not all important monuments and remains are scheduled, and in some cases, remains of more local importance will be considered worthy of preservation. PPG 16 gives criteria for assessing the national importance of an ancient monument and considering whether scheduling is important. Development schemes should be designed to incorporate the preservation in situ of important monuments and archaeological remains, and respect and enhance their settings.

11.10 On sites where archaeological remains of lesser importance exist, and it is considered by the Corporation that preservation in situ is not appropriate, investigation, recording and publication will be required. This is to ensure preservation by record, placing those remains in a wider context, and adding to our understanding and interpretation of the historic landscape.

11.11 Where development groundworks are proposed that are permitted development under the Town and Country Planning (General Permitted Development) Order 1995, account should be taken of policies in the UDP. Developers and statutory undertakers are encouraged to discuss the proposals with the Corporation in order that an appropriate mitigation study can be put in place.

LOCAL POLICIES

Requirement for Assessment and Evaluation of Sites of Archaeological Potential

POLICY ARC 1

To require planning applications which involve excavation or groundworks on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site including the impact of the proposed development.

11.12 All of the City is considered to have archaeological potential unless it can be demonstrated that archaeological remains have been lost, due to basement construction or other groundworks. The Corporation will indicate the potential of a site, its relative importance, and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Map 11.2 indicates areas of archaeological potential and this information will be updated periodically.

11.13 On sites of archaeological potential, which may be affected by development schemes or groundworks, an archaeological assessment will be required to be submitted with the application. This will set out the archaeological potential of the site and impact of the proposals. Where appropriate, this should be supplemented by evaluation, carrying out trial work in specific areas of the site to provide more information and inform

consideration of the development proposals by the Corporation, prior to a decision on that application.

Preservation in Situ and Recording of Ancient Monuments and Archaeological Remains

POLICY ARC 2

To require development proposals to preserve in situ, protect and safeguard important ancient monuments and important archaeological remains and their settings, and where appropriate, to require the permanent public display and/or interpretation of the monument or remains.

POLICY ARC 3

To ensure the proper investigation, recording of sites, and publication of the results, by an approved organisation as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

11.4 On sites where important monuments or archaeological remains exist, development proposals should take this fully into account and be designed to enhance physical preservation and avoid disturbance or loss. This can be done by the sympathetic design of basements, raising ground levels, site coverage, and the location of foundations to avoid or minimise archaeological loss and securing their preservation for the future, although they remain inaccessible for the time being.

11.5 The interpretation and presentation of a visible or buried monument to the public and enhancement of its setting, should form part of the development proposals. Agreement will be sought to achieve reasonable public access. The Corporation will consider refusing schemes which do not provide an adequate assessment of a site or make no provision for the incorporation, safeguarding or preservation in situ of nationally or locally important monuments or remains, or which would adversely affect those monuments or remains.

11.6 In some cases, a development may reveal a monument or archaeological remains which will be displayed on the site, or reburied. Investigation and recording of those features will be required as part of a programme of archaeological work to be submitted to and approved by the Corporation. Where the significance of the remains is considered, by the Corporation, not sufficient to justify their physical preservation in situ and they will be affected by development, archaeological recording should be carried out. A programme of archaeological work for investigation, excavation and recording, and publication of the results, to a predetermined research framework, by an approved organisation, should be submitted to and approved by the Corporation, prior to

development. This will be controlled through the use of conditions and will ensure the preservation of those remains by record.

3.3.3 In addition, the City of London has published archaeological advice in the form of Planning Advice Note 3.

3.3.4 There are no Scheduled Ancient Monuments or listed buildings within the development site.

3.4 Site Specific Background

3.4.1 The archaeological work was required by the following planning conditions attached to consent granted by the City of London under application number 15/00971/FUL.

Condition 9

Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.

REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4.

Condition 10

No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

3.4.2 The implementation of the programme of archaeological works was preceded by the preparation of a Written Scheme of Investigation (WSI) which was prepared by PCA (Bradley 2018) and approved by Kathryn Stubbs, Assistant Director Historic Environment for the City of London.

4 Geology and Topography

4.1 Geology

4.1.1 British Geological Survey (BGS) digital data shows that the drift geology at the site comprises Hackney Gravels. The site is within the Thames Basin, a broad syncline (depression) of chalk filled in the centre with sands and clays, above which lie the fluvial deposits of the Thames. These gravel deposits form a series of terraces, which represent former floodplains of the river Thames which subsequently became incised and left high and dry as the river down-cut to lower levels. In places these gravels are found to be capped by a more recent deposit called Langley Silt, commonly known as brickearth. This is 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 (Before Present). Although it may once have covered the gravel terrace, much has been removed by quarrying and modern development. The edge of brickearth as mapped by the British Geological Survey (BGS) is c. 330m west of the site, however brickearth has been recorded during previous investigations to the north of the site suggesting that its full extent has not been mapped accurately.

4.1.2 Information on the predicted level of natural within the site has been gathered from nearby archaeological investigations.

4.1.3 A historic borehole from BGS online at Tooks Court c 100m north of the site recorded truncated (by development activity) brickearth at c 16.6m OD (c 1.8m bgl) overlying gravels at c 16.0m OD (c 2.4m bgl). The excavation at Barnard's Inn, 110m north-east of the site, recorded brickearth at c 17.3m OD (c 1.3mbgl); untruncated gravels were recorded at 16.4–16.7m OD (1.9–2.2m bgl) sloping down to the east towards the River Fleet.

4.1.4 Closer to the site the archaeological evaluation at 25–32 Chancery Lane in December 2006, 15m east of the site, recorded gravels at c 15.9m OD (2.5m bgl) in TP4 and TP6 in the central eastern part of the site and at 15.8m OD (2.6m bgl) in TP5 in the south-east of the site. A later phase of archaeological investigation undertaken at the site in 2012 recorded a natural sand deposit at 16.4m OD (3.0m bgl) in the north-east of the site. Neither investigation recorded any brickearth deposits, which are likely to have been truncated by post-medieval and modern development or earlier quarrying.

4.1.5 An archaeological evaluation at 8 Bream's Buildings in 2005, 10m east of the site, recorded a clayey sand deposit in TP5 at 16.3m OD (c 1.7m bgl) and in both TP6 and TP7 gravels were recorded at 16.2m OD (c 1.8m bgl).

4.2 Topography

4.2.1 The site is located near the top of the valley slope associated with the River Fleet and the surrounding land consequently slopes down both to the east towards the Fleet and to the south towards the Thames. The site lies approximately 400m to the west of the course of the old Fleet River, a major north-south tributary of the Thames, which survives in sewer tunnels running beneath the length of Farringdon and New Bridge Streets. The site lies 560m north of the River Thames.

4.2.2 On High Holborn, 230m north of the site ground level lies at c 20.0m above Ordnance Datum (OD) sloping down to c 15.0m OD on The Strand, c 220m to the south. Along Farringdon Street, 400m east of the site, within the former Fleet valley ground level lies at around 6.0–7.0m OD.

4.2.3 Ground level within the site slopes down from north to south: on Bream's Buildings immediately outside the northern boundary of the site ground level lies at 18.9m OD dropping down to 17.8m OD on the southern edge of the site.

4.2.4 Within the site, a basement level occupies the northern two-thirds of the footprint at a finished floor level of around 16.3m OD.

5 Archaeological and Historical Background

5.1 Introduction

5.1.1 The archaeological and historical background below is summarised from a site-specific Desk Based Assessment (MoLA 2015).

5.2 Prehistoric

5.2.1 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 England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. To date, little prehistoric activity has been recorded in the immediate vicinity of the site, although a Palaeolithic stone axe was found in the approximate vicinity of Chancery Lane c. 85m to the north-west of the site.

5.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable 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.

5.2.3 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. Although the gravel geology of the site and its location close to the River Fleet would have been a first choice for settlement, evidence of later prehistoric activity recorded within the study area is limited to a single sherd of possible late Iron Age (or mid-Saxon) pottery recovered during a watching brief 60m north of the site. It is probable that remains of prehistoric activity have been removed by later activity, in particular extensive brickearth and gravel quarrying from the Roman period onwards.

5.3 Roman

5.3.1 The site is located outside of the Roman city, c. 620m to the west of its limits between two east-west aligned Roman roads. North of the study area, c 250m distant, is the Roman road from London to Silchester (on or near the alignment of Holborn), which entered the City at

Newgate. To the south, c. 200m, is the presumed line of the Roman road which left the city at Ludgate, continued along the line of Fleet Street and the Strand until finally joining the main Silchester road at Chiswick High Road.

5.3.2 As yet there is no evidence for Roman settlement on the western bank of the Fleet but the area along the roads was used as a Roman cemetery. Roman law forbade the burying of the dead within the city boundary, and the cemeteries of *Londinium*, as elsewhere, are concentrated along roads leading out of the city. In 1928 The Royal Commission on Historical Monuments (RCHM) identified a Roman cemetery of the 1st to 4th centuries in the study area along the roads which led west out of the city. This study outlined finds centred around the junction of Shoe Lane and Fleet Street, where eight cremation burials were identified within the limits of the cemetery made as early as 1726 (RCHM 1928, 159–165)

5.3.3 The site lies close to the 'western' cemetery of Roman London which was focused mainly around the West Smithfield area 600m north-east of the site (Watson 2003, 8). Although the majority of the finds associated with the cemetery have been located on the eastern side of the Fleet River, burials have been found on its west bank within the study area. As discussed above eight cremation burials were identified as early as 1927 at the junction of Shoe Lane and Fleet Street c 375m to the south-east of the site. A Roman cremation burial was found during excavation of the rear garden at 43 Fetter Lane in 1922 c. 135m to the east of the site. Excavations at Barnard's Inn, c 120m to the north of the site produced three burials of 2nd–4th century date. These included a cremation burial contained in a complete Verulamium white-slipped face pot and a second cremation enclosed within a cist formed of six complete lydion bricks. An inhumation burial was accompanied by a necklace of 66 jet beads, a jet finger-ring and a bone pin. Remains of another possible Roman inhumation burial were also recorded during a watching brief at 15–17 Furnival Street and 13 Took's Court, c.130m north of the site. However, no evidence of Roman burials were recorded during either of the investigations undertaken at either side of the site. This may in part be due to the levels of truncation by later development across both sites, although it is also probable that Roman burials were located closer to the roadways along Holborn and Fleet Street.

5.3.4 Other evidence of Roman activity recorded within the study area suggests that most of the land between the Roman roads was in use for quarrying. Quarry pits and re-worked brickearth deposits thought to be indirect evidence for Roman quarrying has been recorded at several sites within the study area including at New Fetter Lane 120m to the east and in the vicinity of Furnival Street c. 120m to the north. At Barnard's Inn a wattle fence line and a north-south aligned ditch, possibly a field boundary or for drainage, may be evidence of agricultural use of the area.

5.4 Saxon

5.4.1 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. 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 nucleated settlements served by a parish church.

5.4.2 There is no evidence that the area within the Roman town walls continued to be inhabited after the Roman withdrawal early in the 5th century, nor does it appear to have been occupied by the early Saxon settlers. The main focus of the early- and mid-Saxon settlement was a busy trading port around Aldwych and Covent Garden, c. 430m to the west of the site, in an area known to Bede in the 8th century as Lundenwic. Occupation of the City of London was re-established under King Alfred in AD 886.

5.4.3 The site lies to the north-east of the area associated with Lundenwic. The nature of any Saxon activity close to the study area is unclear, as is the nature of any continued use of the area in the Late Saxon period. However the possibility exists that Saxon deposits may be found in this area. The site area is located between two churches, St. Andrew's (c 300m north-east of the site) and St. Bride's (c 410m south-east of the site), which are understood to have been founded in the late Saxon period, in the area immediately west of the walled city (Schofield 1994, 92, 98). It has been suggested that there may be a continuity of use of this area for burials from Roman into Saxon times. The Roman roads along Fleet Street and Holborn continued to be used in the Saxon period.

5.4.4 The site lies within an estate given by King Edgar in 959 to the church of Westminster, which comprised all the land east of the Tyburn (north–south from Green Park then south–east from Buckingham Palace to Westminster) to the Fleet Valley, north to Holborn with a southern limit demarcated by the Strand. In all likelihood the site lay in open fields, at some distance from the main settlement throughout this period. Evidence of Saxon activity is limited to a single sherd of pottery possibly of mid-Saxon date (or Late Iron Age) found during a watching brief at 14 Cursitor Street 60m north of the site. The significance of the find is uncertain.

5.5 Medieval

5.5.1 The area west of the river Fleet was a suburb outside the main walled town throughout the medieval period. Several churches and religious foundations such as monasteries were located in this area. Industries, particularly polluting industries such as tanning and tile-making, were situated outside the heavily populated city on the banks of the Thames and the Fleet.

5.5.2 From the 12th century the study area was located within the limits of the newly expanded City of London. This new boundary was formalised with the construction of Temple Bar, along

Fleet Street, in mid to late 12th century. This is first mentioned in 1293 and formed the western gate of the City.

5.5.3 Chancery Lane is known from 1160–2, when it was created by the Knights Templar. The crusading order of the Knights Templar (The Knights of the Temple of Solomon of Jerusalem) held extensive properties in England which were administered from London. At first their headquarters were in Holborn (the Old Temple) but by 1162 they had moved to the New Temple, to the south of Fleet Street.

5.5.4 In 1227, Chancery Lane was described as 'the street called New Street, in the suburbs of London, running between the Old Temple and the New'. Confusingly, Fetter Lane, on the eastern edge of the study area, was also known as New Street in c. 1245. In 1232 King Henry III provided the finances for the establishment of a house for Jews converted to Christianity, to be known as the Domus Conversum, the Chapel of the House of Converts, later known as The Rolls Chapel. In May 1233 a reference is given to 'The House of Converts of London', which indicates that there was a house in addition to the chapel. In 1236 the King bestowed upon the House of Converts the Church of St Dunstan in the West, known as 'the Church of St. Dunstan near the New Temple'. This church, located 170m south of the site on Fleet Street, was to the south of The House of Converts. Inmates of the House lived within a walled close or precinct. Lobel's reconstructed map of 1270 shows Chancery Lane as Convers Lane (probably a corruption of Converts Lane) and shows the house and chapel to the south-west of the site. At around the same time, in 1234 a decree by Henry III led to the closure of law schools in the city and the subsequent formation of the Inns of Chancery which were established along Holborn and the Strand (Weinreb et al 2008, 432). This included Barnard's Inn established in 1435, 130m to the north-east of the site remains of which survive and were recorded during an excavation at the site in 1987.

5.5.5 The site appears to have lain in open land to the north-east of the House of Converts and was probably used for horticulture and agriculture until development spread along Chancery Lane in the 16th or 17th century. Evidence of medieval agriculture has been recorded at several sites in the area. At 1 Furnival Street, c. 100m north of the site, an evaluation recorded an agricultural or garden soil deposit of later medieval to post-medieval date, with a similar deposit recorded at Barnard's Inn. At 45 Quality Court evidence for brickearth extraction was recorded dating from the 14th century onwards. In addition to agricultural remains, an evaluation at 11–23 New Fetter Lane recorded two drainage ditches of later medieval date c 160m south-east of the site. At the southern end of one of the ditches, remains of a stone wall were recorded and it is possible that buildings were situated on either side of the ditch. Remains of a later medieval subsoil deposit were also recorded at the site.

5.6 Post-Medieval

5.6.1 During the Tudor period national economic factors led to the population of London quadrupling in size, although the medieval layout of the City did not change significantly. Whilst the City remained the commercial, and Westminster the political centres of London, areas between them and beyond the City walls began to be swallowed up in suburbs. In particular, the wealthy moved into the area of the Strand and the Inns of Court. The Agas map thought to date to c 1562 suggests that the site was still in open ground at this date. Both Holborn to the north and Fleet Street to the south are bordered by large two storey buildings, and along Fetter Lane a number of properties have been built. That the site likely lay in open ground during this period is supported by the results of nearby archaeological investigations that have recorded cultivation and garden soil deposits. Immediately east of the site the evaluation at 8 Bream's Buildings found several features thought to be gravel extraction pits dating to the 16th century.

5.6.2 Many of the buildings in the study area formed the Inns of Chancery. Their function was the training and housing of the medieval Chancery Clerks who were responsible for preparing the writs for the King's courts. Clifford's Inn to the south was established in 1345 and Furnival Inn to the north in 1383. At 133-137 Fetter Lane, outside the study area c 130m to the south-east of the site, foundations and other structural features of several of the pre-Fire chambers of Clifford's Inn were recorded (site code FET76). By the middle of the 15th century the Inns had largely become preparatory schools for students wishing to be called to the Bar by the Inns of Court which had managed to secure a degree of control over the Inns of Chancery.

5.6.3 By the mid-17th century the formerly open area fields including the area of the site had been built over, as shown on Faithorne and Newcourt's pictorial map of 1658. At this time the site contains a two storey building facing south onto a laneway which zig-zags between Chancery Lane to the west and Fetter Lane to the east. The overflow burial ground of St. Dunstan-in-the-West, which opened in 1625, is situated within the open area to the north-east of the site. The church of St Dunstan-in-the-West, which is first mentioned in 1175, is situated on Fleet Street 170m south of the site (Weinreb et al 2008, 755).

5.6.4 To the west of the site at 22 Chancery Lane, an evaluation in 2007 revealed a cellar thought to belong to the 17th century Symonds Inn, which was first mentioned in 1621–60 (Harben 1918). Further evaluation in 2012 revealed a brick wall foundation containing bricks dated to the second half of the 17th century in the eastern part of the site. These remains may also possibly be associated with Symond's Inn or structures associated with it.

5.6.5 The Great Fire of 1666 destroyed much of the fabric of the City over three days, although Leake's survey of the Great Fire of London of 1667 shows that the site was situated outside the area affected by the fire which extended as far as Fetter Lane to the east of the site.

5.6.6 Ogilby and Morgan's map is the first to show the site in plan, at which time three buildings are located in the western part of the site aligned east-west and facing east onto a courtyard area that partially extends into the eastern edge of the site. The narrow lane running along the southern edge of the site is probably the same as that shown on the Faithorne and Newcourt's earlier map. The Rolls Chapel, Rolls House and a garden occupy ground to the south of the site.

5.6.7 Rocque's map of 1746 does not show individual buildings, with built up areas indicated as generalised hatched blocks. As a result it is not clear if the earlier 17th century buildings remain within the site, although the streets and courtyards around the site suggests that the site remained unchanged at this time. Rocque's map shows names of the smaller lanes and alleys, with a lane labelled 'Breem's Buildings' situated to the west of the site. The lane bordering the southern edge of the site is labelled 'Whites Alley.' Two evaluations along Cursitor Street, c 60m north of the site, recorded remains dated to the 17th–18th century comprised of a segment of brick wall and a well.

5.6.8 On Faden's 1813 revision of Horwood's 1799 map the 16th century buildings have been demolished and replaced by a pair of terraced houses, part of a row, situated in the southern half of the site with a yard in the northern half of the site. The rear of a third property, which faces onto an unnamed yard, extends into the eastern edge of the site.

5.6.9 The Ordnance Survey (OS) 1st edition 25":mile map of 1878 shows no change to the site with the late 18th or early 19th century buildings extant in the southern half and eastern edge of the site.

5.6.10 In the late 19th century the earlier properties within the site were demolished along with many of the adjacent buildings allowing for the extension of Bream's Buildings which was joined with Fetter Lane to the east as shown on the OS 2nd edition 25":mile map of 1897. The earlier buildings were replaced with the existing building, built before 1893 (Bradley and Pevsner 2002, 433), and which remains extant on site. The Goad fire insurance plan of 1928 records that the late 19th century building was occupied by offices at the time, and consists of four storeys at the front with three storeys at the rear and a single basement level.

6 Archaeological Methodology

6.1 A detailed methodology for the archaeological evaluation was set out in the site specific Archaeological Project Design (Bradley 2018). The evaluation was designed to consist of three Test Pits each measuring 1m by 1m square. Test Pit 1 could not be safely accessed and as a result Test Pit 3 was enlarged to measure 3m by 1m and an extra test pit, Test Pit 4, was added.

6.2 Specialist contractors were employed to break out the modern slab and remove any modern overburden. Following removal of the concrete slab hand excavation was undertaken by an archaeologist where archaeological deposits were present, or if modern deposits were present groundworks contractors removed the overburden by hand to the top of the archaeological deposits under archaeological supervision. Hand excavation was undertaken by both archaeologists and ground works contractors to a safe depth, c. 1.20m below ground level. Test Pit 4 was abandoned at this level as further unshored excavation was not safe and the Test Pit had already demonstrated archaeological survival in the area.

6.3 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published in PCA's *Operations Manual 1* (Taylor 2009).. Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at a scale of 1:20 and the sections at 1:10. The Ordnance Datum heights of all principle strata were calculated and indicated on the appropriate plans and sections.

6.4 A photographic record of the investigations was made using digital format.

6.5 OD heights were calculated from the heights of the floor slabs which in the basement lay at c. 16.295m and in the ground floor latrine and kitchen block at c. 18.50m. Minor variations in the slab levels from one room to another have been aggregated to produce a mean level once slabs and make-up had been removed.

6.6 The archaeological works were visited and monitored by Kathryn Stubbs, Assistant Director Historic Environment, City of London.

6.7 The complete site archive including site records, photographs and finds will be deposited at the London Archaeological Archive Research Centre, (LAARC) under the site code BBG18.

7 Archaeological sequence

7.1 Phase 1: Natural

7.1.1 Natural deposits were recorded within both of the evaluation test pits located in the basement. In both cases this consisted of a sandy brickearth deposit which contained lenses of light grey clay. The deposit was recorded as layer [8] in Test Pit 2 at a level of 16.00m OD immediately below the make-up for the modern slab. The brickearth was recorded as layer [3] in Test Pit 3 where it occurred at a height of 15.93m OD. This slightly lower level was the result of truncation by modern intrusions and late medieval pits.

7.1.2 The brickearth was partially excavated in a small sondage located on the west side of Test Pit 2 (Plate 1) in an attempt to definitively demonstrate that it was not redeposited. No artefacts or other possibly cultural material such as charcoal was evident and the compact nature of the deposit left no doubt that this was an *in situ* natural deposit. The sondage was excavated to a depth of 0.45m, approximately 15.85m OD. No archaeological features were recorded in Test Pit 2 which contained only natural brickearth and modern intrusions, probably pipe trenches though these were not fully excavated.

Plate 1: Natural [8] in Test Pit 2 facing south, 1m scale

7.2 Phase 2: Late Medieval

7.2.1 Three pits were recorded in Test Pit 3 observed from an upper height of 16.00m OD, two of which date to the late medieval and early post medieval periods. Pit [2] was only seen in the southern Section 1 (Plate 2). It measured 1.05m east-west and was 0.21m deep. No finds were recovered from the fill [1] but this deposit which consisted of a dark grey matrix of sand and silt which was very similar to the fills of the other pits recorded in this trench and probably dates to a similar period. Pit [2] might therefore be late medieval or very early post-medieval in date.

7.2.2 A larger deeper pit [7] was evident in the western end of Test Pit 3 (Plate 3). The eastern side of the pit may have been truncated by pit [5] which was located in the central area of Test Pit 3 but the similarity of the fills made this very difficult to demonstrate definitively. The fill of pit [7], context [6], contained a mass of animal bone and oyster shell along with a small assemblages of pottery and ceramic building materials. The pottery has been dated AD 1480-1550 and the building materials 1500-1700. This pit therefore dates to the very late medieval or early post-medieval periods. Pit [7] was a substantial feature measuring more than 1.04m east-west and over 1.00m north-south. It extended beyond the limits of excavation to north, south and west. The pit was not fully excavated within the confines of the trench but reached a depth of 0.65m within the sondage dug through the eastern side of the feature. The eastern side sloped steeply to the west and the pit may have attained considerable greater depth further to the west where the fill was left *in situ*.

Plate 2: Section 1 in Test Pit 3 showing medieval and post-medieval pits ([2] and [5]) facing south, 1m scale

Plate 3: Partially excavated late medieval pit [7] in Test Pit 3, facing north, 0.50m scale

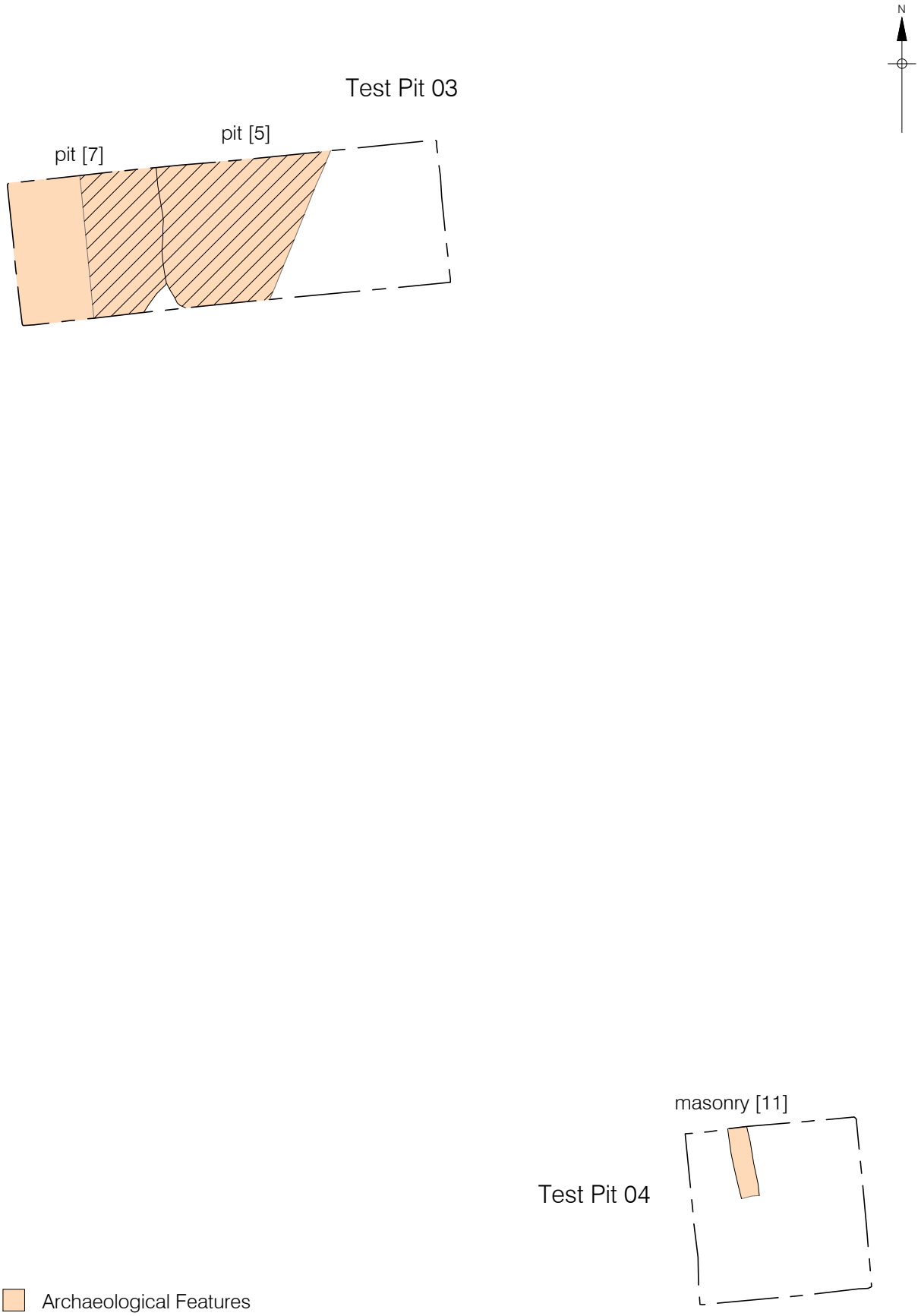
7.3 Phase 3: Post-Medieval

7.3.1 The base of a pit [5] was recorded in the central part of Test Pit 3. Pit [5] had been truncated to the east by a modern service trench (Plate 2). To the west pit [5] may have truncated the late medieval pit [7] though as outlined above the relationship between the two was uncertain as the fills were very similar. Pit [5] measured 1.20m east-west and more than 1m north-south, it extended beyond the limits of excavation to both north and south, and was 0.40m deep. The original shape of this feature was extremely unclear as it had been truncated to the east and virtually nothing remained of the sides; the base was flat. As was the case with pit [7] the fill [4] contained notable quantities of animal bone and oyster shells. The small pottery assemblage has been dated AD 1550-1600 and the ceramic buildings materials 1300-1550. This pit is therefore slightly later than pit [7] but the similarity of the fills and high quantities of food waste found in both assemblages suggests continuation of the same activities. These were most probably brickearth and or gravel extraction followed by backfilling which included notable quantities of kitchen waste.

7.3.2 The third intervention, Test Pit 4, was located in the latrine and kitchen block which occupies the ground floor on the south side of the standing building. It contained a roughly north-south aligned red brick wall [11] which was recorded at 1.20m below slab level, approximately 17.30m OD. The wall was of single brick width, laid in a stretcher course (Plate 4). It had been truncated to the south by a modern service cut and extended beyond the limits of the trench to the north. A sample of a brick from the wall had been dated 1500-1700. Neither of the deposits

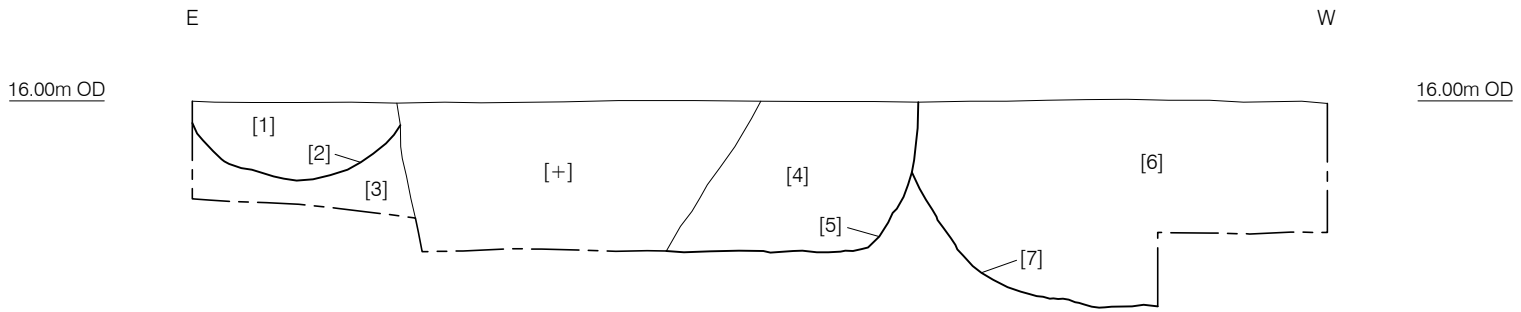
on either side of the wall, layers [9] and [10] contained any datable material but the wall appears to date to the early post-medieval period.

Plate 4: Early post-medieval wall [11] in Test Pit 4



24/05/18 MS

Figure 3
Trench Plans
1:40 at A4



Section 1
North Facing
Test Pit 3

0 1m

24/05/18 MS

Figure 4
Section 1
1:20 at A4

8 Research Questions

8.1 Original Research Questions

8.1.1 The Written Scheme of Investigation (Bradley 2018) for the archaeological evaluation outlined a range of aims and objectives structured thematically and by period. These specific research questions are as follows:

Topography

What is the nature and OD height of the natural strata on the site?

8.1.2 The natural deposits recorded on the site consisted of a sandy brickearth type material which contained lenses of light grey clay. These deposits were seen in Test Pits 2 and 3 both of which were located in the basement. The highest level recorded on the natural deposits was 16.00m OD although this was clearly the result of truncation from the modern basement. Excavations at 25–32 Chancery Lane located 15m west of the site, recorded a natural sand deposit at 16.4m OD although this may also have been truncated as no brickearth capping was evident above the sand.

What is the natural topography of the area; are there any indications of water courses or waterlogged ground associated with tributaries of the Fleet to the west?

8.1.3 No evidence was recovered for watercourses although the grey clay lenses contained within the sandy brickearth type deposit would most likely have been deposited by a low energy water source.

Has the brickearth and gravel been quarried?

8.1.4 Natural brickearth was not encountered in any of the trenches and may have been stripped in antiquity but the level of truncation in the basement precludes any firm conclusions regarding this question. The late medieval and early post-medieval pits recorded in Trench 3 may originally have been quarry pits before being used for rubbish disposal. Natural gravel was not encountered, even in the base of the deepest pit [7].

What is the depth of truncation, relative to natural deposits, of the existing lower ground floor and / or previous modern foundation works?

8.1.5 As outlined above natural sandy brickearth was recorded at 16.00m OD. Unfortunately previous excavations in the immediate vicinity of the site have as yet failed to identify any definitive early ground horizons. The highest level on any natural deposit was that recorded at 25–32 Chancery Lane which was 16.40m OD, although even there no brickearth capping survived in situ. It would therefore appear that the modern basement construction has removed a minimum of 0.40m of natural deposits and possibly considerably more.

Prehistoric

If the pre-Roman land surface is encountered, are there any indications of prehistoric activity, worked flints or any cut features within its surface?

8.1.6 No evidence of prehistoric activity, including worked flints or cut features, was recorded during the evaluation.

Roman

Is there any indication of early Roman quarrying on the site?

8.1.7 The only evidence of Roman activity on the site consisted of a residual fragment of abraded Roman tile recovered from the post-medieval pit [5].

Is there any indication for the presence of an early Roman managed landscape?

8.1.8 No Roman features or deposits were recorded during the evaluation.

Is there evidence for activity associated with the Roman roads located to the north and south of the site; if so is this evidence agricultural, settlement or burial related?

8.1.9 With the exception of the fragment of tile mentioned above there were no indications of Roman activity on the site and as such the nature of Roman landuse in the area remains unclear.

Medieval

Is there any evidence for medieval activity on the site?

8.1.10 Pottery dating to the late medieval period was recovered from both of the pits recorded in Trench 3 though in the case of pit [5] this consisted of a residual sherd in slightly later context. Pit [7] was a substantial feature which contained at pottery assemblage dated AD1480-1550 placing it at the end of the medieval period or possibly in the very early post-medieval period. The pit was probably dug to extract brickearth or sand, possibly both. It contained a very large bone assemblage along with notable quantities of oyster shell and had clearly been used for the disposal of food waste.

Is there evidence for medieval cellars, cess pits or other structural activity?

8.1.11 No evidence was recovered for medieval structures of any sort.

Post-Medieval

Is there evidence for 17th century and later foundations fronting the road to the south?

8.1.12 A brick wall which dates to the 16th or 17th centuries was recorded in Test Pit 4 which was located in the southern part of the building. It was unclear exactly what kind of structure this wall represented as no other structural elements were found within the confines of this trench. Given that the wall was only the width of a single brick (laid as a stretcher) it is unlikely that

this was a load-bearing wall. It is more likely to have been part of sunken feature such as a cesspit. The ground plan and street orientation at this time is unclear but the presence of pits of late medieval and post-medieval date in the north side of the site suggests that this area was open ground and street frontages lay further to the north or south.

What truncation has been caused by the construction of the existing basements on the site?

8.1.13 The overall level of truncation caused by the construction of the existing basements is very difficult to estimate as earlier ground surfaces in the vicinity have themselves been removed by excavations for basements. Within 6 Breams Buildings archaeological structures survived to a height of 17.30m OD in Test Pit 4. The ground level below the basement slab was c. 16.00m OD and a minimum of 1.30m was has therefore been removed by the excavation of the existing basement.

9 Conclusions

9.1 Discussion

9.1.1 The evaluation at 6 Bream's Buildings has recorded 3 phases of archaeological activity, as follows:

Natural deposits

9.1.2 The natural found on the site consisted of sandy brickearth type deposit which contained lenses of light grey clay. These may not represent the Langley silt capping which might be expected in the area and are more possibly equivalent to the sandy natural deposits recorded to the east at 25–32 Chancery Lane. The latter survived to a height of 16.40m OD and it was noted that no brickearth capping survived above the natural sands. No natural gravel was found during this evaluation even in areas where pits had truncated the natural sandy brickearth.

Late Medieval Features

9.1.3 A substantial pit [7] was recorded in the western end of Test Pit 3. The extent of this feature was unclear as it extended beyond the limits of the trench to north, south and west. The pottery recovered has been dated AD 1480-1550 and the building materials 1500-1700. The pit penetrated 0.65m below the truncated surface of the natural sandy brickearth. Given the size and depth of this feature it may well represent a quarry pit excavated for the extraction of brickearth and sand. The backfill contained a mass of kitchen waste in the form of animal bone and oyster shell.

Post-Medieval Features

9.1.4 The base of a pit [5] was recorded in the central part of Test Pit 3. The original shape of this feature was extremely unclear as it had been truncated to the east virtually nothing remained of the sides although the base was flat. As was the case with pit [7], the fill [4] contained notable quantities of animal bone and oyster shells. The pottery assemblage has been dated AD 1550-1600 and the ceramic buildings materials 1300-1550. Although this pit was therefore slightly later than pit [7], the similarity of the fills and high quantities of food waste found in both assemblages suggests a continuation of the same landuse. These were most probably brickearth and or gravel extraction followed by backfilling which included notable quantities of kitchen waste. This area of the site was clearly open land when the pitting was taking place and was likely located to the rear of buildings - if they had been established in the area by this time.

9.1.5 Early post-medieval structures were present in the southern part of the building as indicated by the presence of a red brick wall in Test Pit 4. It was unclear exactly what kind of structure

this wall represented as no other structural elements were found within the confines of this trench. Given that the wall was only the width of a single brick (laid as a stretcher) it is unlikely that this was a load-bearing wall. It is more likely to have been part of sunken feature such as a cesspit.

9.2 Conclusions

9.2.1 The work has demonstrated that within the area of the site which has already been basemented, the bases of deep cut features can be found beneath the current slab level. These are most likely quarry pits associated with the extraction of brickearth and/or sand in the late medieval / early post medieval periods. The excavated features were noteworthy for the significant quantity of animal bone recovered, suggesting they had been backfilled with kitchen waste.

9.2.2 To the rear of the site where no there is no current basement, where Test Pit 4 was located, the site's stratigraphy has survived below the upper archaeological level, observed at 17.30m OD.

9.2.3 It is expected that further archaeological work will be required during the development groundworks, to comprise a watching brief during bulk excavation to create the new laterally extended basement.

9.2.4 Once this project is deemed complete and the report approved by the City of London, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code BBG18.

10 Acknowledgements

10.1 Pre-Construct Archaeology Limited would like to thank Richard von Kalinowski-Meager of CgMs Heritage for commissioning the work.

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12 Appendix 1: Context Index

Context	Trench	Plan_No	Section_No	CTX_Type	CTX_Description	CTX_Level_high	CTX_Level_low	Period
1	TP 3	TP3	1	Fill	Fill of pit [2]	16.00	-	Medieval
2	TP 3	TP3	1	Cut	Pit	16.00	15.79	Medieval
3	TP 3	TP3	1	Layer	Natural sandy brickearth	16.00	-	Natural
4	TP 3	TP3	1	Fill	Fill of pit [5]	16.00	-	Early Post-medieval
5	TP 3	TP3	1	Cut	Pit	16.00	15.25	Early Post-medieval
6	TP 3	TP3	1	Fill	Fill of pit [7]	16.00	-	Medieval
7	TP 3	TP3	1	Cut	Pit	16.00	15.25	Medieval
8	TP 2	TP 2	-	Layer	Natural sandy brickearth	16.00	-	Natural
9	TP 4	TP 4	-	Layer	Redeposited brickearth	17.30	-	Early Post-medieval
10	TP 4	TP 4	-	Layer	Redeposited gravel	17.30	-	Early Post-medieval
11	TP 4	TP 4	-	Masonry	Red brick wall	17.30	-	Early Post-medieval

13 Appendix 2: Post-Roman Pottery Report

By Chris Jarrett, Pre-Construct Archaeology Limited

13.1 Introduction

13.1.1 A small sized assemblage of pottery was recovered from the site (less than one box). The pottery dates to both the medieval and the post-medieval period and particularly the 16th-century. None of the sherds show evidence for abrasion or lamination and only one sherd is residual. The material appears to have been deposited fairly rapidly after breakage and under mostly secondary conditions. The pottery consist s of solely sherd material and was quantified by sherd count (SC) and estimated number of vessels (ENVs), besides weight. Pottery was recovered from two contexts and as small sized groups (fewer than 30 sherds).

13.1.2 The assemblage consists of 21 sherds/14 ENV/445g, of which none are unstratified. Medieval pottery is quantified as one sherd, 1 ENV, 32g and the post-medieval ceramics are present as 20 sherds/13 ENV/413g. The assemblage was examined macroscopically and microscopically using a binocular microscope (x20), and recorded in a database format by fabric, form and decoration. The classification of the pottery types is according to the Museum of London Archaeology (2014). The pottery is discussed as an index.

13.2 Index

13.2.1 Context [4], spot date: 1550–1600

- Surrey-Hampshire border whiteware with green glaze (BORDG), 1550–1700, 1 sherd, 1 ENV, 8g, form: unidentified. Body sherd, internal mottled green glaze (late 16th century)
- Surrey-Hampshire border whiteware with green glaze (BORDG), 1550–1700, 1 sherd, 1 ENV, 22g, form: drinking jug. Neck and rounded body with a vertical loop strap handle
- London-type ware (LOND), 1080–1350, 1 sherd, 1 ENV, 32g, form: rounded jug. Body sherd, rilled exterior and glaze. Residual
- London-area early post-medieval redware (PMRE), 1480–1600, 4 sherds, 3 72g, form: rounded jug Body sherds, rilled/incised lines. External glaze
- London-area early post-medieval redware with metallic glaze (PMREM), 1480–1600, 1 sherd, 1 ENV, 6g, form: unidentified. Body sherd, internal glaze

Total: eight sherds, 7 ENV, 140g

13.2.2 Context [6], spot date: 1480-1550

- Dutch red earthenware (DUTR), 1300–1650, 1 sherd, 1 ENV, 18g, form: unidentified. Body sherd with a cordon, internal glaze
- Midlands purple ware (MPUR), 1400–1750, 1 sherd, 1 ENV, 7g, form: unidentified. Base sherd from a drinking form

- London-area early post-medieval redware (PMRE), 1480–1600, 5 sherds, 2 ENV, 103g, form: cauldron. Rim sherds, x1 collared, x1 bevelled, body sherds, external sooting
- London-area early post-medieval redware (PMRE), 1480–1600, 1 sherd, 1 ENV, 8g, form: unidentified. Rod handle from a possible drinking jug, unglazed
- London-area post-medieval slipped redware with clear (yellow) glaze (PMSRY), 1480–1650, 4 sherds, 1 ENV, 152g, form bowl or dish. Wall sherds
- Raeren stoneware (RAER), 1480–1610, 1 sherd, 1 ENV, 17g, form: drinking jug. Neck with a cordon, rounded body with a lower handle terminal.

Total: thirteen sherds, 7 ENV, 305g

13.3 Significance and potential of the assemblage and recommendations for further work

13.3.1 The assemblage has some significance at a local level and demonstrates 16th-century activity on the site, besides an earlier sherd which relates to medieval city occupation of the site. The assemblage consists of pottery types that are frequently recovered from archaeological excavations in London. The pottery has the potential to date the contexts it was found in and to indicate medieval and early post-medieval activity on the study area. There are no recommendations for further work on the pottery at this stage.

13.4 Reference

Museum of London Archaeology 2014, Medieval and post–medieval pottery codes. http://www.mola.org.uk/resources/medieval–and–post–medieval–pottery–codes. Accessed May 23rd 2018.

14 Appendix 3: Building Material Report

By Amparo Valcarcel, Pre-Construct Archaeology Limited

14.1 Building Materials Spot Dates

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
4	2497;2271	Transitional Flemish floor and peg tile	2	1180	1800	1180	1800	1300-1550	No mortar
6	2452;2271;2586;2276;3033	Early Roman tegula; medieval and post medieval peg tiles; early post medieval sandy red bricks	15	50	1900	1480	1900	1500-1700	No mortar
11	3033	Early post medieval sandy red brick	1	1450	1700	1450	1700	1500-1700	No mortar

14.2 Review

14.2.1 The small assemblage (18 fragments, 3.8 kg.) consists mainly of pieces of fragmentary Roman, medieval and especially early post medieval building material.

14.2.2 A *tegula* fragment made of early Roman sandy fabric 2452 was preserved [6]. The example is small and abraded.

14.2.3 A medium size of medieval roofing tile defined by fabric type, form, glaze and the presence of coarse moulding sand attest to dumping episodes or medieval activity. Furthermore, many of the tiles can be assigned an earlier medieval (12th to 13th century) date on the basis of fabric and form, indicating derivation from the demolition of building(s) of this date. All of the medieval roof tile recovered was fragmentary, and most probably represents either dumped material, or residual demolition material. Two different fabrics (2271 and 2586) have been identified suggesting derivation from different buildings.

14.2.4 Only a fragment of late medieval early post medieval yellow plain glazed floor tile was recovered from [4]. Given the presence of early dumped medieval peg tile recovered from the site it was inevitable that some floor tile from this period would be recovered.

14.2.5 A few examples of sandy red bricks (3033 fabric) were collected from layer [6] and wall [11]. The bricks are handmade and present sunken margins suggesting an early post medieval date (1500-1700).

14.2.6 Peg tiles belonging to the very common sandy red fabric 2276, dominate the post medieval roofing tile assemblage.

14.3 Recommendations

14.3.1 The value of this small assemblage shows a Roman, medieval activity and a post medieval occupation. *Tegula* fragment probably came from dumping episodes from the Roman city,

from the cemeteries nearby or maybe from a building(s) associated to the Roman roads located to the north and south of the site. The floor tile, bricks and peg tiles, shows the development of this area from medieval to post medieval period. No further work recommended.

14.4 Bibliography

Bradley, T. 2016: Project Design For Archaeological Evaluation At 6 Bream's Buildings, London EC4A1HP, City Of London, unpublished PCA project.

15 Appendix 4: Oasis Form

OASIS ID: preconst1-318273

Project details	
Project name	6 Bream's Buildings
Short description of the project	A small evaluation consisting of three test pits revealed pits of late medieval and early post-medieval date along with an early post-medieval brick wall.
Project dates	Start: 14-05-2018 End: 22-05-2018
Previous/future work	No / Yes
Any associated project reference codes	BBG18 - Sitecode
Any associated project reference codes	15/00971/FUL - Planning Application No.
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 2 - Offices
Monument type	PIT Medieval
Monument type	PIT Post Medieval
Monument type	WALL Post Medieval
Significant Finds	POT Medieval
Significant Finds	POT Post Medieval
Significant Finds	TILE Roman
Significant Finds	TILE Medieval
Significant Finds	TILE Post Medieval
Significant Finds	BRICK Post Medieval
Methods & techniques	"'Test Pits'"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	GREATER LONDON CITY OF LONDON CITY OF LONDON 6 Bream's Buildings
Postcode	EC4A 1HP
Study area	135 Square metres
Site coordinates	TQ 31188 81361 51.515422343352 -0.109131999875 51 30 55 N 000 06 32 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 15.85m Max: 16m
Project creators	
Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	Tim Bradley
Project director/manager	Tim Bradley
Project supervisor	Douglas Killock
Type of sponsor/funding body	Developer
Project archives	
Physical Archive recipient	LAARC
Physical Archive ID	BBG18
Physical Contents	"Glass","Metal","Worked stone/lithics","Animal Bones","Ceramics"
Digital Archive recipient	LAARC
Digital Archive ID	BBG18

Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography","Images vector","Text"
Paper Archive recipient	LAARC
Paper Archive ID	BBG18
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Drawing","Photograph","Plan","Report","Section","Survey ","Unpublished Text"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	6 Bream's Buildings, London EC4A 1HP: An Archaeological Evaluation
Author(s)/Editor(s)	Killock, D.
Other bibliographic details	PCA R13278
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