

Desk-top Archaeological Assessment

**17 CHARTERHOUSE STREET,
LONDON,
EC1N 6RA**



National Grid Reference: TQ 31502 81685

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**17 CHARTERHOUSE STREET,
LONDON,
EC1N 6RA**

London Borough of Camden

on behalf of Anglo American and De Beers

National Grid Reference
TQ 31502 81685

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SUMMARY

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site in order to increase its capacity; to create high-quality office facilities; and to address the problems with the design and layout of the current 1970s building.

The application site lies in the London Suburbs Archaeological Priority Area and as such a desk-top assessment is required by Historic England to support any future planning application.

A review of the existing information has identified 58 designated and undesignated heritage assets within the study area. These comprise: Archaeological Priority Areas; Grade II listed buildings; and archaeological monuments dating to the Roman, early medieval/Dark Age; medieval and post-medieval periods.

The significance of these heritage assets ranges from medium for the APA's and Grade II listed buildings to low for the archaeological monuments and finds.

The cartographic shows that development has occurred on the site since at least the mid-16th century.

It is considered that the site has a high potential for finding buried heritage assets dating to all periods based on the GLHER; cartographic evidence; and the previous archaeological investigations.

The construction of the current building in the mid-1970s required extensive areas to be excavated to a depth of 3.18m OD to create double height basements. The creation of these would have truncated any buried heritage assets.

It is anticipated that there will be limited areas which may require excavation. However, due to the disturbance across the whole of the site from the construction of the current building it is thought that there will be low potential of finding any buried heritage assets resulting from the groundworks.

It is therefore considered that no further archaeological work is required.

CONTENTS

	Summary	2
1.0	Introduction	4
2.0	Methodology	4
3.0	Archaeology and Planning	5
4.0	Site Location, Geology and Topography	9
5.0	Archaeological and Historical Background	10
6.0	Archaeological Potential and Assessment of Significance	16
7.0	Conclusions and Recommendations	20
8.0	References	21

FIGURES

1	Location plan showing the site outlined red (not to scale)	23
2a	Drawing showing the existing site (copyright: MCM)	24
2b	Drawing showing the extent of the new extensions (copyright: MCM)	25
3a	Archaeological monuments held on Historic England’s Historic Environment Record	26
3b	Archaeological events held on Historic England’s Historic Environment Record	27
4	Aga’s Copperplate Map of London, 1561	33
5	John Overton’s Map of London, 1706	33
6	John Roque’s Map of London, 1746	34
7	Goad Fire Insurance Map, 1866	34
8	OS 1:2500 map, 1877-8	35
9	OS 1:2500 map, 1896	35
10	OS 1:2500 map, 1916	36
11	Bomb Damage map, 1940s	36
12	OS 1:1250 map, 1952-3	37
13	OS 1:1250 map, 1965-8	37
14	OS 1:1250 map, 1974-6	38
15	Google Earth, 2017	38

TABLES

1	Significance of heritage assets	8
2	Heritage assets within the study area	17
3a	Heritage assets held on Historic England’s Historic Environment Record	30
3b	Fieldwork entries held on Historic England’s Historic Environment Record	32

PLATES

1	Photograph taken during the construction of the current building in the mid-1970s looking north from Charterhouse Street (source unknown)	39
2	Looking north from within the central courtyard with St Andrews House to the left, Bleeding Hart Yard in the centre and the Saffron Hill block to the right	39
3	Looking south from within the central courtyard with the Saffron Hill block to the left, the Charterhouse Street block in the centre and St Andrews House to the right	40
4	Looking north west from the main entrance way of the Charterhouse Street block towards St Andrews House. The entrance to the basement car park can be seen in the centre	40
5	Looking south from Saffron Hill to the Charterhouse Street Extension and the gateway giving access to the central courtyard. St Andrews House can be seen through the railings	41
6	Front entrance door and gates of 17 Charterhouse Street	Cover

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1.0 INTRODUCTION

1.1 Project Background

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site in order to increase its capacity; to create high-quality office facilities; and to address the problems with the design and layout of the current 1970s building.

The assessment was commissioned by Rebecca Gloyn of Burke Hunter Adams LLP on behalf of Anglo American and De Beers.

1.2 Aims and Objectives

This assessment aims to:

- Establish the presence or otherwise of any identified heritage assets;
- Assess the likely impact of previous development on any identified heritage assets;
- Assess the impact which the proposed development may have on any identified heritage assets; and
- Propose research questions to inform any future mitigation strategy for the protection of any identified heritage assets.

1.3 Acknowledgements

I am grateful to Nick Byers and Tim Marshall of De Beers for their insights into the history, development and future proposals and for showing me around the site; and to Laura Hampden of Historic England for providing the Historic Environment Records.

2.0 METHODOLOGY

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

A visit was made to Camden's Local Studies and Archives Centre, 32-38 Theobalds Road, London, WC1X 8PA. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records. Historic maps were photographed rather than photocopied and therefore have not been reproduced to scale.

Reports of previous archaeological work in the study area (defined as a distance of 100m from the centre of the site) and which are within the London Boroughs of Camden and Islington and the City of London were consulted. These included: desk-top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from Historic England's Greater London Archaeological Advisory Service of all entries held on the Historic Environment Record (HER) within a distance of 100m from the centre of the site, taken to be TQ 31502 81685 so as to be able to determine the nature and extent of known archaeological remains in the study area.

The internet was consulted in order to supplement information obtained from other sources such as the Camden's Local Studies and Archives Centre and the HER.

A site visit was made in July 2017 to establish current land use.

Sources used within this report are listed in the bibliography.

3.0 ARCHAEOLOGY AND PLANNING

3.1 National Policy

The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Archaeology and Planning). Section 12 *Conserving and enhancing the historic environment* contains guidance to local authorities, developers, property owners and other stakeholders on the conservation and investigation of heritage assets. The key paragraphs are:

- 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 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;*
- 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;*
- 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; and*
- 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

In the NPPF the following definitions are used:

- *Heritage assets:* A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Archaeological interest:* There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- *Designated heritage assets:* A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- *Significance:* The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- *Setting of a heritage asset:* The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.2 Regional Policy

The London Plan contains overarching policies for the Greater London area (GLA, March 2016). Policy 7.8 relates to heritage assets and archaeology:

Strategic

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

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

Planning decisions

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

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

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

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

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

3.3 Local Policy

At a local level heritage and archaeology are considered in the London Borough of Camden's Local Plan which was adopted in June 2017. The overarching policy which covers both above ground and below ground heritage assets is Policy D2 *Heritage* which states:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

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

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

Listed Buildings

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

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

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

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

3.3 Assessing Significance

Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- *Evidential value* derives from the potential of the physical remains to yield evidence of past human activity;
- *Historical value* derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic value* derives from the ways in which people draw sensory and intellectual stimulation from a place.
- *Communal value* derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

The significance of heritage assets is summarised in the table below:

Significance	Factors determining significance
International/very high	World Heritage Site Assets of recognised international importance Assets that contribute to international research objectives
National/high	Scheduled Ancient Monuments Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Conservation Areas Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional/medium	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to national research agendas
Local/low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 1. Significance of heritage assets.

4.0 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

4.1 Site Location

The application site is at 17 Charterhouse Street, London, EC1N 6RA. It is irregular in shape, measuring approximately 100m by 65m at its widest point and covers an area of approximately 4,790m² (0.479ha). It is located within the area bounded by Greville Street to the north, Saffron Hill to the east, Charterhouse Street to the south and Ely Place to the west (figure 1).

A number of buildings occupy the site which surround an open courtyard: the original Charterhouse building (the “Charterhouse Street” block) and its linked wing (the “Saffron Hill” block) to the south and east were constructed during the mid-1970s; the “Charterhouse Street Extension” to the east along Saffron Hill was constructed in 2003; Bleeding Hart Yard to the north; and St Andrews House, a Grade II listed building, to the west (MCM, 2017, 7)(figure 2a).

A photograph taken during the construction of the current building in the mid-1970s looking from Charterhouse Street shows the extent of the excavation required for the double height basements along the Charterhouse Street and Saffron Hill frontages towards the bottom and right in the photograph (plate 1). The basements were excavated to a depth of 5.26m OD for the Charterhouse Street Block and 3.18m OD for the Saffron Hill Block (Andrews, Kent & Stone, 1976a & b).

The site is currently occupied by Anglo American and De Beers (plates 2-6).

The centre of the site is at TQ 31502 81685.

4.2 Geology

The Geology of Britain Viewer shows that the eastern part of the site is lying on Kempton Park Gravel Formation, comprising sand and gravel, a riverine deposit laid down by the shifting River Thames during the Quaternary Period c.500,000 years ago and the western part of the site lying on Hackney Gravel, comprising of sand and gravel, a riverine deposit laid down during the Wolstonian Stage, c.250,000 years ago. The solid geology of the area comprises of London Clay, comprising clay and silt, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, first accessed 22nd July 2017).

No access has been available to any previous geotechnical work on the site. It is anticipated that geotechnical work will be commissioned prior to commencement of any development involving ground excavation.

4.3 Topography

The land generally falls from north to south from a high point of c.15.8m OD at the junction of Hatton Garden and Charterhouse Street to a low point of c.11.5m OD at the junction of Farringdon Road and Greville Street.

5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead, the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible.

The timescales used in this assessment are:

Palaeolithic	-	450,000 – 12,000 BC
Mesolithic	-	12,000 – 4,000 BC
Neolithic	-	4,000 – 2,000 BC
Bronze Age	-	2,000 – 600 BC
Iron Age	-	600 BC – AD 43
Roman	-	AD 43 – 410
Early Med/Dark Age	-	410 – 1066
Medieval	-	1066 – 1485
Post-Medieval	-	1485 – 1900
Modern	-	1900 – present

5.2 Greater London Historic Environment Record

An important source of designated and non-designated heritage assets is the Historic Environment Record (HER), a database of archaeological sites, scheduled ancient monuments, parks and gardens, listed buildings and aerial photographs in Greater London, held by Historic England. A print out of all entries held on the HER was obtained for the study area (c.0.04km²) with the application site at its centre, at Ordnance Survey grid reference TQ 31502 81685 (figures 3a and 3b; and tables 3a and 3b).

The HER print out shows that there are 58 designated and undesignated Heritage Assets within the study area (table 3a): three Archaeological Priority Areas; eight Grade II Listed Buildings; and 47 monuments.

The HER also shows that there have been 28 previous archaeological investigations within the study area (table 3b): eight desk-based assessments; two Historic Environmental Assessments; 12 watching briefs; one open area excavation; one trial trenching; one excavations; one evaluations; one test pit/borehole survey; and one non-archaeological intervention.

Archaeological Priority Areas

The City of London Archaeological Priority Area lies to the south of the application site, where its northern boundary is with Charterhouse Street ([1] in table 3a and on figure 3a).

The Clerkenwell Archaeological Priority Area lies to the east of the application site where its western boundary is Saffron Hill [2].

The application site lies in the London Suburbs Archaeological Priority Area [3] which has been designated on the basis of:

1. Roman occupation and cemeteries along the roads;
2. The middle Saxon settlement of Ludenwic;
3. The precinct of the Hospital of St Giles;
4. The medieval suburb of Holborn;
5. The Civil War forts and Lines of Communication , built 1642-3; and
6. Suburban growth of London in the 17th and 18th centuries.

Listed Buildings

The Roman Catholic church of St Etheldreda and attached walls and piers [4] is a Grade II church which was built c.1300 as the chapel of the townhouse of the Bishops of Ely. Restored 1874 by George Gilbert Scott; 1935 by Sir Giles Gilbert Scott; & c.1944-52 following war damage. It lies c.55m to the west of the application site.

25-27 Farringdon Road [5] is a Grade II listed workshops and printshops, built 1873-4 by Harding and Bond for Bradbury, Wilkinson & Co., engravers, for printing banknotes. It lies c.25m to the west of the application site.

13-14 Ely Place [6] is Grade II listed. It is now two houses, formerly being one house, built c.1773 by C Cole and J Gorham with later alterations and lie c.35m to the west of the application site.

21 & 25 Ely Place and attached railings [7] are Grade II listed. They are two terrace houses, built c.1773 by C Cole and J Gorham and lie 20m to the west of the application site.

26-34 Ely Place and attached railings [8] are Grade II listed and comprise of nine terraced houses built c.1773. They lie c. 20m to the west of the application site.

7 Ely Place [9] is Grade II listed and was formerly the porter's lodge at the entrance to Ely Place, built in the late 18th century. It lies c.20m to the west of the application.

St Andrews House, 140 Saffron Hill [10] is Grade II listed and was built by the Corporation of the City of London in 1875. It is now used for short term staff accommodation and offices. St Andrews House is within the application site boundary.

Ye Old Mitre Public House, 1 Ely Place [11] is Grade II listed and built c.1773 with early 20th century internal remodelling and late 20th century extensions. It is on the site of the original Mitre Tavern, believed to be founded in 1546, and lies c.55m to the west of the application site.

Monuments

The recorded monuments have been found during archaeological work in advance of redevelopment and through documentary research. They comprise of Roman; early medieval/Dark Age; medieval; post-medieval; and undated remains:

Roman

Human remains contained in the lower half of an olla [12] (a ceramic jar, often unglazed, used for cooking stews or soups, for the storage of water or dry foods, or for other purposes), decorated grey ware, set in natural clay during a watching brief at 2 Charterhouse Street, c.30m to the south of the application site.

Also at Charterhouse Street, seven inhumations, two in wooden coffins with pots as possible grave goods were recorded [13].

A possible ditch [14] was found during a watching brief at 33 Ely Place, c.20m to the west of the application site.

Roman features [15] were located during a watching brief at 34 Ely Place, c.30m to west of the application site.

Extensive dumping, consisting of redeposited clay and brickearth, on the west bank on the River Fleet [16]; a possible large quarry pit [17]; a north-south aligned ditch possibly a boundary ditch [18]; a cemetery [19]; 19 inhumations, of which two were buried in timber coffins [20]; and 29 cremations, of which 22 were encased in urns [21] were recorded during a watching brief at Atlantic House, 45-50 Holborn Viaduct, c.50m south of the application site.

Foundations [22] were found during 19th Century excavations under St Etheldreda's chapel, c.55m to the west of the application site.

Early medieval/Dark Age

Holborn settlement [23] first grew up around the bridge where the main street crossed the stream. It is mentioned in Domesday in 1086 where there were two cottars to pay the Sheriff 20d per year. In 1130 boundaries were set up to mark the city limits. Holborn then grew as a ribbon development along the main road. It lies c.75m to the west of the application site.

Medieval

A large medieval quarry pit, truncated by modern structures, contained a sherd of a coarse-boarder ware table jug [24] during the watching brief for the Charterhouse Street extension.

A ragstone and greensand wall aligned east-west from the Bishop of Ely's palace [25] was found during a watching brief at 31-32 Ely Place, c.30m to the west of the application site.

Substantial remains of the hall and east range of Ely Place [26] were recorded during a watching brief at 33 Ely Place, c.30m west of the application site.

Walls and robber trenches associated with the Bishop of Ely's palace [27] were recorded during a watching brief at 34 Ely Place, c.30m west of the application site.

Several pits containing pottery [28]; a chalk foundation wall above which was a later medieval rebuild [29]; extensive land reclamation [30] were recorded during a watching brief at Atlantic House, 45-50 Holborn Viaduct, c.50m south of the application site.

Manor House [31] acquired in part by Sir Christopher Hatton in 1576. In 1620 the house passed to Gondamar the Spanish Ambassador. In the 17th century all but the Great Hall and the Chapel were pulled down. It lies c.50m to the west of the application site.

John de Kirkeby, Bishop of Ely from 1286 – 1290, left the land on which Ely Place [32] was built on, to his successors. The chapel was built in 1303 and the house by 1320. Substantial remains have been found during watching briefs (see nos. 25; 26; & 27 above).

The cloister [33] was built by Bishop Thomas Arundel in 1373 and was a two storey quadrangle with the lower storey being a cloister walk and the upper storey, split into rooms. The gatehouse [34] was built at the same time and was located some way to the south of the cloister.

Part of the floor and a substantial cloister wall, 0.9m wide [35] and the cloister floor [36] of Ely Place were found during a watching brief.

An unmarked road [37] to the west of the River Fleet is shown on Agas's and Roque's maps (figures 4 and 6).

In 1200 Golde Lane was present, it later became Field Lane, Saffron Road and now Saffron Hill [38]. It forms the eastern boundary of the application site.

The convent of Ely was attached to the Episcopal palace. Before the palace was built it had administered the lands [39]. It lies in the north-eastern part of the application site.

The relieving arch of a 13th century crypt [40] was recorded during a watching brief at St Etheldreda's Clergy House, Ely Place, c.50m to the west of the application site.

Post-medieval

Ploughsoil and a residual medieval roof tile [41] and a late 17th/early 18th cellar wall and a drain [42] were recorded during a watching brief for the Charterhouse Street Extension.

Only the remaining façade of 25 Ely Place [43] exists which is c.30m west of the application site.

Several pieces of human skeletal remains [44] were recorded during a watching brief at 31-32 Ely Place, c.30m west of the application site.

Two burials [45] thought to date from the Civil War when Ely House was used as a prison and hospital were found during a watching brief at 32 Ely Place, c.30m to the west of the application site.

A chalk wall capped by a later brick wall built after 1666 [46]; a brick well dating to the Stuart period or later [47]; a 19th century tunnelled brick culvert in a north-south alignment [48]; a timber structure and pottery [49]; clay-silt dumps [50]; and a possible cellar or pit fills [51] were recorded during watching briefs at Atlantic House, 45-50 Holborn Viaduct, c.50m south of the application site.

After being a prison (see no. [53] below) Ely Place became a hospital [52] until 1772 when the site was purchased by the Crown. It lies c.30m to the west of the application site.

The buildings of part of Ely House became a prison c.1642 [53] (see no. 25 above).

Salisbury Court Theatre (1629-66) was located within the Liberty of the Inn of the Bishops of Salisbury [54]. It lies adjacent to the western boundary of the application site.

Alluvial deposits of the Fleet Valley along with animal bone, railway tracks, surfacing with granite sets and a 19th century brick wall [55] were recorded during an evaluation at 25 Snow Hill/43 Farringdon Street/29 Smithfield Street, c.80m to the south east of the application site.

Undated

A water channel, being the filled-in bed of the River Bourne [56] was recorded at 147-152 Saffron Hill, at the northern edge of the north of the application site.

Several wooden tree trunk pipes were recorded during a watching brief [57], c.25m to the north of the application site.

Previous Archaeological Work

The application site and the wider study area have seen a number of archaeological investigations. The HER records 28 archaeological investigations: eight desk-based assessments; two Historic Environmental Assessments; 12 watching briefs; one open area excavation; one trial trenching; one excavations; one evaluations; one test pit/borehole survey; and one non-archaeological intervention.

Within the application site a watching brief [76] and test pitting/borehole survey [84] were carried out prior to the construction of the Charterhouse Street Extension in 2003. A large medieval quarry pit with a sherd of a coarse-border ware jug (1350-1500); a 17th/18th century brick cellar; and a brick drain of similar date along with post-medieval cultivation soils including residual medieval roof tile and pottery were found. Elsewhere on the site no archaeological deposits remained due to the truncation of archaeological deposits by the construction of modern basements.

Also found within the application site, at 11-21 Charterhouse Street/147-152 Saffron Hill and 141-145 Saffron Hill, were the foundations of a Ukrainian Church in 1975 and 1978 respectively [81] and [82].

The desk-based and historic environmental assessments [58], [59], [60], [61], [62], [63], [64], [65], [66] and [67] have been prepared for sites which are located between c.100m and c.150m from the application site. In general they concluded that there was potential for finding archaeological remains dating to all periods, however, the construction of basements would have truncated much of the remaining/if any archaeological deposits.

A watching brief recorded several wooden tree trunk pipes [68] at Saffron Hill, c. 25m to the north of the application site.

A watching brief carried out in 1954 recorded a Roman cremation; a chalk cesspit containing 18th century glass and clay tobacco pipes [70] at 10 Holborn Viaduct/2 Charterhouse Street/Shoe Lane c.25m to the south of the application site.

Watching briefs [71] and [79] were carried out in 1997 and 1999 prior to the construction of Atlantic House, 45-50 Holborn Viaduct which lies c.50m to the south of the application site. The site recorded extensive Roman dumping; a possible quarry pit; a ditch; 29 cremations; 19 inhumations (see nos. [16] – [21] above); several pits contained medieval pottery; a chalk

foundation wall and extensive land reclamation (see nos. [28] – [30] above); a post-medieval chalk wall capped by a later rebuild; a brick well; a tunnelled brick culvert; a timber structure; and pottery dating between 1560 and 1700; and clay-silt dumps (see nos. [46] – [51] above).

A further watching brief [69] at Atlantic House, completed in 1997, suggested that the construction of the basements would have truncated any existing archaeological deposits [79].

A watching brief at 40 Holborn Viaduct [78], c.45m to the south west of the application site did not record any archaeological remains.

In Ely Place, c.30-50m to the west of the application site, watching briefs and excavations [72], [73], [75] and [80] have recorded substantial remains of the London residence of the Bishops of Ely. Dating to 1290 the remains comprised of walls, tiled floors and human burials (see nos. [25] – [27] and [31] – [36] above).

At St Etheldreda's Clergy House, Ely Place a watching brief recorded the relieving arch of a 13th century crypt [74], c.50m to the west of the application site. Roman foundations have also been found under the chapel [85].

To the north of the application site at 147-152 Saffron Hill and c.125m to the south east of the application site at 25 Snow Hill/29 Smithfield Street/43 Farringdon Street of the application site alluvial deposits of the Rivers Bourne [77] and Fleet [83] have been recorded during watching briefs.

5.3 Cartographic Sources

Agas's Copperplate Map of 1561 (figure 4) shows that the current road layout is largely established by this time. Holborn Viaduct and Schow Lane are shown to the south and Saffron Hill to the east of the application site. To the west Ely Place with its formal garden and to the west the River Fleet are shown. Parts of Ely Place are shown to be within the boundary of the application site.

John Overton's Map of London of 1706 (figure 5) shows that in the wider area Hatton Garden and Charles Street (today, Greville Street) have been built in the intervening 145 years. Saffron Hill/Field Lane is shown and Chick Lane is to become Charterhouse Street. To the north east of the application site, bounded by Turnball Lane and Chick Lane, are market gardens/allotments whilst to the east, the garden of Ely Place has been developed.

John Roque's Map of London of 1746 (figure 6) shows the area in a little more detail. Ely Place and its garden are clearly shown to the west of the application site as is Bleeding Hart Yard to the north. Within the boundary of the application site is a north-south aligned alleyway marked "Union Court".

The Goad Fire Insurance Map, 1866 (figure 7) shows that the thoroughfares of Farringdon Road to the east, Charterhouse Street to the south and Ely Place to the west have been constructed. Within the boundary of the application site a network of alleyways with terraced housing and a Roman Catholic chapel are shown.

Charterhouse Street was newly created in 1869-75 by the City of London as part of a major urban reconstruction project centred on Smithfield Market. At the same time the steps at the southern end of Saffron Hill giving access to Charterhouse Street which was built at a higher level were constructed (Alan Baxter Ltd, 2017, 2).

The OS 1:2500 map of 1877-8 (figure 8) shows that within the boundary of the application site the buildings fronting Charterhouse Street have been demolished.

The OS 1:2500 map of 1896 (figure 9) shows that within the boundary of the application site the buildings fronting Charterhouse Street have been demolished and that Union Court has been renamed as “Viaduct Buildings” which is St Andrews House.

The OS 1:2500 map of 1916 (figure 10) shows that the Charterhouse Street frontage has been developed otherwise little other development has taken place.

The Bomb Damage map of the 1940s (figure 11) records high explosive bombs falling close to Charterhouse Street and also Ely Place between 7th October 1940 to 6th June 1941 (<http://bombsight.org/#17/51.51850/-0.10599> Bomb Sight: Mapping the WW2 bomb census. First accessed 19th July 2017).

The OS 1:1250 maps of 1952-3 (figure 12) and 1965-8 (figure 13) shows that the school has reverted back to a church otherwise little else has changed within the boundary of the application site.

The OS 1:1250 map of 1974-6 (figure 14) shows the same layout within the boundary of the application site as that shown on the OS maps of 1952-3 and 1965-8. In the wider area Cardinal House and Caxton House to the east are shown as is increasing development in the area of Smithfield Market to the south east.

The Google Earth map (figure 15) shows the current layout which was established in the mid-1970s.

6.0 ARCHAEOLOGICAL POTENTIAL AND ASSESSMENT OF SIGNIFICANCE

6.1 Introduction

The archaeological potential of the study area is based upon the presence, or otherwise, of designated and undesignated heritage assets and the impact which previous and future land use has had, and will potentially have on them. Consideration should also be given to the as yet unidentified heritage assets such as archaeological remains. This is based on information collated from existing information (maps, documents, previous fieldwork within the study area); a site visit; and professional judgement.

This assessment has identified a number of heritage assets within the study area as shown in the table below:

Heritage Asset	Designated/ Undesignated	Significance	Present within the study area?
World Heritage Site	Designated	Very high	No
Scheduled Ancient Monuments	Designated	High	No
Conservation Areas	Designated	High	No
Buildings in conservation areas	Designated	High	No
Listed buildings – Grade I and II*	Designated	High	No
Archaeological Priority Areas	Designated	High/medium	Yes
Listed buildings – Grade II	Designated	Medium	Yes
Historic parks and gardens	Designated	Medium	No
War memorials	Desig & Undes	Medium/low	No
Any other building, monument, site place area or landscape positively identified as having a degree of significance warranting consideration in planning decisions	Undesignated	Medium/low	Yes
Locally listed buildings	Undesignated	Low	No
Locally registered parks and gardens	Undesignated	Low	No

Table 2. Heritage assets within the study area.

6.2 Heritage Assets within the Study Area

The following designated heritage assets have been identified on Historic England’s HER which are within the study area:

Archaeological Priority Areas

- City of London [1];
- Clerkenwell [2]; and
- London Suburbs [3].

Listed Buildings

- Roman Catholic church of St Etheldreda and attached walls and piers [4];
- 25-27 Farringdon Road [5];
- 13-14 Ely Place [6];
- 21 & 25 Ely Place and attached railings [7];
- 26-34 Ely Place and attached railings [8];
- 7 Ely Place [9];
- St Andrews House, 140 Saffron Hill [10]; and
- Ye Old Mitre Public House, 1 Ely Place [11].

Monuments

- Roman – human remains contained in the lower half of an olla, decorated grey ware, set in natural clay [12];
- Roman – seven inhumations, 2 in wooden coffins with pots as possible grave goods [13];
- Roman – possible ditch [14];
- Roman – features located during a watching brief [15];
- Roman – extensive dumping, consisting of redeposited clay and brickearth, on the west bank on the River Fleet [16];

- Roman – possible large quarry pit [17];
- Roman – north-south aligned ditch possibly a boundary ditch [18];
- Roman – cemetery [19];
- Roman – nineteen inhumations, of which 2 were buried in timber coffins [20];
- Roman – twenty nine cremations, of which 22 were encased in urns [21];
- Roman – foundations found under St Etheldreda’s chapel during 19th Century excavations [22];
- Early medieval/Dark Age – the settlement of Holborn [23];
- Medieval – large medieval quarry pit, truncated by modern structures, contained a sherd of a coarse-boarder ware table jug [24];
- Medieval – ragstone and greensand wall aligned east-west from the Bishop of Ely’s palace [25];
- Medieval – substantial remains of the hall and east range of Ely House [26];
- Medieval – walls and robber trenches associated with the Bishop of Ely’s palace [27];
- Medieval – several pits containing pottery [28];
- Medieval – chalk foundation wall above which was a later medieval rebuild [29];
- Medieval – extensive land reclamation [30];
- Medieval – manor house acquired in part by Sir Christopher Hatton in 1576. In 1620 the house passed to Gondamar the Spanish Ambassador [31];
- Medieval – John de Kirkeby, Bishop of Ely from 1286 – 1290, left the land on which Ely Place was built on to his successors. The chapel was built in 1303 and the house by 1320 [32];
- Medieval – cloister built by Bishop Thomas Arundel in 1373 [33];
- Medieval – gatehouse built by Bishop Thomas Arundel in 1373 [34];
- Medieval – floor and substantial cloister wall, 0.9m wide [35];
- Medieval – part of the cloister floor [36];
- Medieval – unmarked road to the west of the River Fleet shown on Agas’s and Roque’s maps [37];
- Medieval – in 1200 Golde Lane was present, it later became Field Lane, Saffron Road and now Saffron Hill [38];
- Medieval – the convent of Ely was attached to the Episcopal palace. Before the palace was built it had administered the lands [39];
- Medieval – relieving arch of a 13th century crypt [40];
- Post-medieval – ploughsoil and a residual medieval roof tile [41];
- Post-medieval – late 17th/early 18th cellar wall and a drain [42];
- Post-medieval – remaining façade of a terraced house [43];
- Post-medieval – several pieces of human skeletal material [44];
- Post-medieval – two burials [45];
- Post-medieval – chalk wall capped by a later brick wall built after 1666 [46];
- Post-medieval – brick well dating to the Stuart period or later [47];
- Post-medieval – tunnelled brick culvert in a north-south alignment [48];
- Post-medieval – timber structure and pottery [49];
- Post-medieval – clay-silt dumps [50];
- Post-medieval – possible cellar or pit fills [51];
- Post-medieval – after being a prison Ely Place became a hospital until 1772 when the site was purchased by the Crown [52];
- Post-medieval – the buildings of part of Ely House became a prison c.1642 [53];
- Post-medieval – Salisbury Court Theatre (1629-66) was located within the Liberty of the Inn of the Bishops of Salisbury [54];

- Post-medieval – alluvial deposits of the Fleet Valley along with animal bone, railway tracks, surfacing with granite sets and a 19th century brick wall [55];
- Unknown – filled-in bed of the River Bourne [56]; and
- Unknown – several wooden tree trunk pipes [57].

6.3 Future land use including the current proposals

A planning application is to be submitted for the redevelopment of the site, proposals include (MCM, 2017, 3):

- A new entrance reception on Charterhouse Street with a new secure lorry lift relocated to the side of the building;
- The demolition of part of the rear of 17 Charterhouse Street to facilitate the construction of a new rear extension;
- A new ground floor height space in the existing courtyard linking the new entrance reception to the Saffron Hill building;
- Extending the Saffron Hill building floorplates into the existing courtyard;
- A new accommodation floor on the top of the Saffron Hill building; and
- Remodelling of the existing facades to Charterhouse Street and Saffron Hill.

It is anticipated that there will be limited areas which require the excavation of undisturbed ground; the majority of the work concerned with levelling off the existing levels by infilling areas.

6.4 Assessment of Significance

After considering the heritage assets together with the historic land use of the study area and the future land use of the site, an assessment can be made of the significance of any impact on any potential archaeological remains.

An Archaeological Priority Area is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. APAs are set out in the London boroughs' local plans (<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas>, first accessed 25th May 2017).

The three APAs which are within the study area have the potential to contain archaeological remains from a range of periods: Roman; Saxon; early medieval/Dark Age; medieval; and post-medieval. Therefore the significance of finding buried heritage assets based on the APA's is high.

Listing marks and celebrates a building's special architectural and historic interest, and also brings it under consideration of the planning system, so that it can be protected for future generations (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings>, first accessed 25th May 2017).

The listed buildings within the study area comprise of: a 13th century chapel; 19th century workshops and printshops; 18th century terraced houses; an 18th century porter's lodge; 19th century social housing flats; and an 18th century public house. The significance of finding buried heritage assets based on the listed buildings is moderate to high.

The non-designated heritage assets within the study area comprise of:

- Roman inhumations, cremations and wooden coffins from the Western Cemetery; ditches; dumping; and land reclamation;
- The early medieval/Dark Age settlement of Holborn;
- The remains of the medieval Ely Place; quarry pits; and land reclamation;
- Remains of post-medieval 17th/18th century terraced housing; culverts; ploughsoil; later alterations to Ely Place; and alluvial deposits of the Rivers Fleet; and
- The undated filled-in bed of the River Bourne and wooden tree trunk pipes.

The significance of finding buried heritage assets based on the monuments is high.

The cartographic evidence shows that the application site has been developed since the mid-16th century when the first maps were available. The significance of finding buried heritage assets based on the cartographic evidence is high.

The open courtyard within the application site has remained relatively undisturbed. The current proposals involve extending the floorplate of the Saffron Hill Block into the courtyard thus reducing its width (figure 2b). This will not involve the excavation of basements and therefore the courtyard will remain relatively undisturbed. There is therefore limited potential of finding buried heritage assets in this area of the site.

The basements to the current buildings have been excavated to a depth of 5.26m OD for the Charterhouse Street Block and 3.18m OD for the Saffron Hill Block (Andrews, Kent & Stone 1976a & b). It is concluded that the excavation of the basements would have truncated any potential archaeological deposits.

Two piles may be required to support the remodelling of the Charterhouse Street frontage (T. Marshall, pers comm.). It is anticipated that these will be located in the existing entranceway to the underground car park. As these will be located within an area which has been extensively excavated with the construction of the current basements it is thought that there is very limited potential of finding buried heritage assets in this area of the site.

Overall it is thought that the significance of finding buried assets following the groundworks is low.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site in order to increase its capacity; to create high-quality office facilities; and to address the problems with the design and layout of the current 1970s building.

The application site lies in the London Suburbs Archaeological Priority Area and as such a desk-top assessment is required by Historic England to support any future planning application.

A review of the existing information has identified 58 designated and undesignated heritage assets within the study area. These comprise: Archaeological Priority Areas; Grade II listed buildings; and archaeological monuments dating to the Roman, early medieval/Dark Age; medieval and post-medieval periods.

The significance of these heritage assets ranges from medium for the APA's and Grade II listed buildings to low for the archaeological monuments and finds.

The cartographic shows that development has occurred on the site since at least the mid-16th century which has been confirmed by the archaeological investigations which have been carried out.

It is considered that the site has a high potential for finding buried heritage assets dating to all periods based on the GLHER; cartographic evidence; and the previous archaeological investigations.

The construction of the current building in the mid-1970s required extensive areas to be excavated to a depth of 3.18m OD to create double height basements. The creation of these would have truncated any buried heritage assets.

It is anticipated that there will be limited areas which may require excavation. However, due to the disturbance across the whole of the site from the construction of the current building it is thought that there will be low potential of finding any buried heritage assets resulting from the groundworks.

It is therefore considered that no further archaeological work is required.

8.0 REFERENCES

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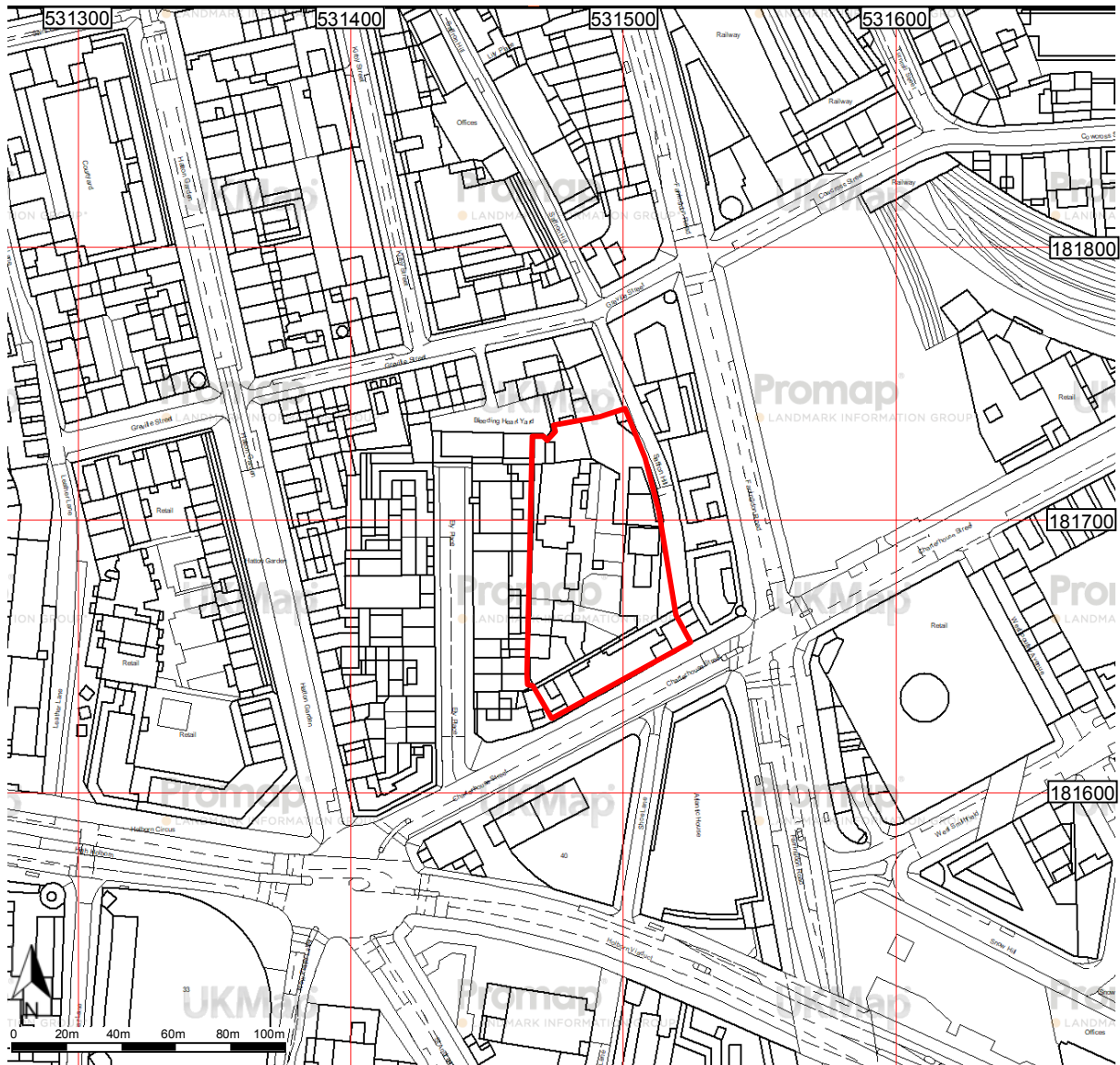
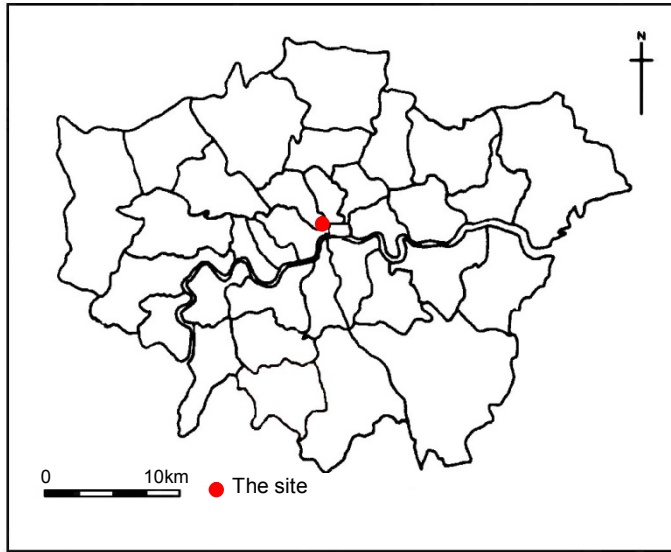
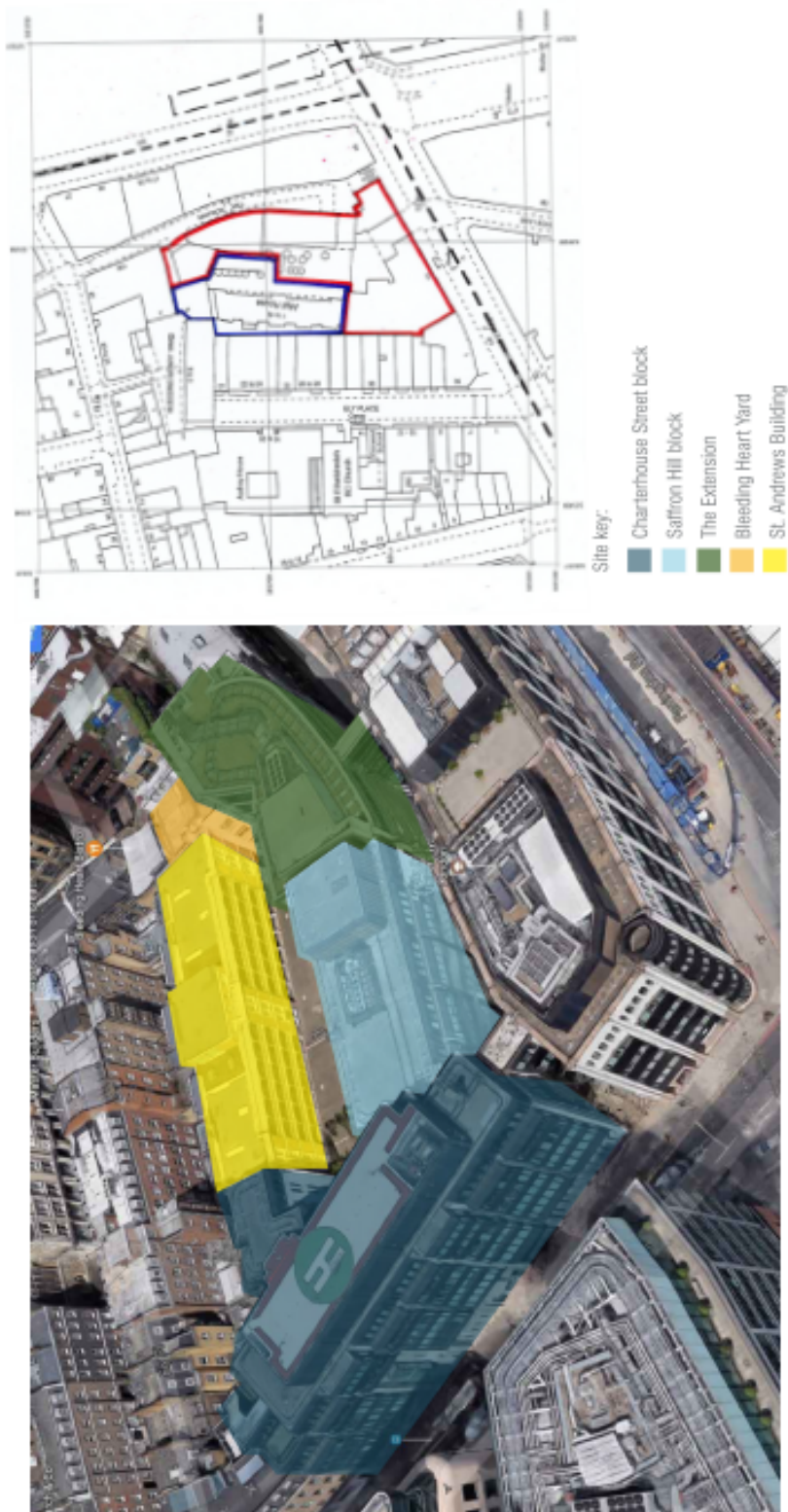


Figure 1. Location plan showing the site outlined red.

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3.1 EXISTING SITE



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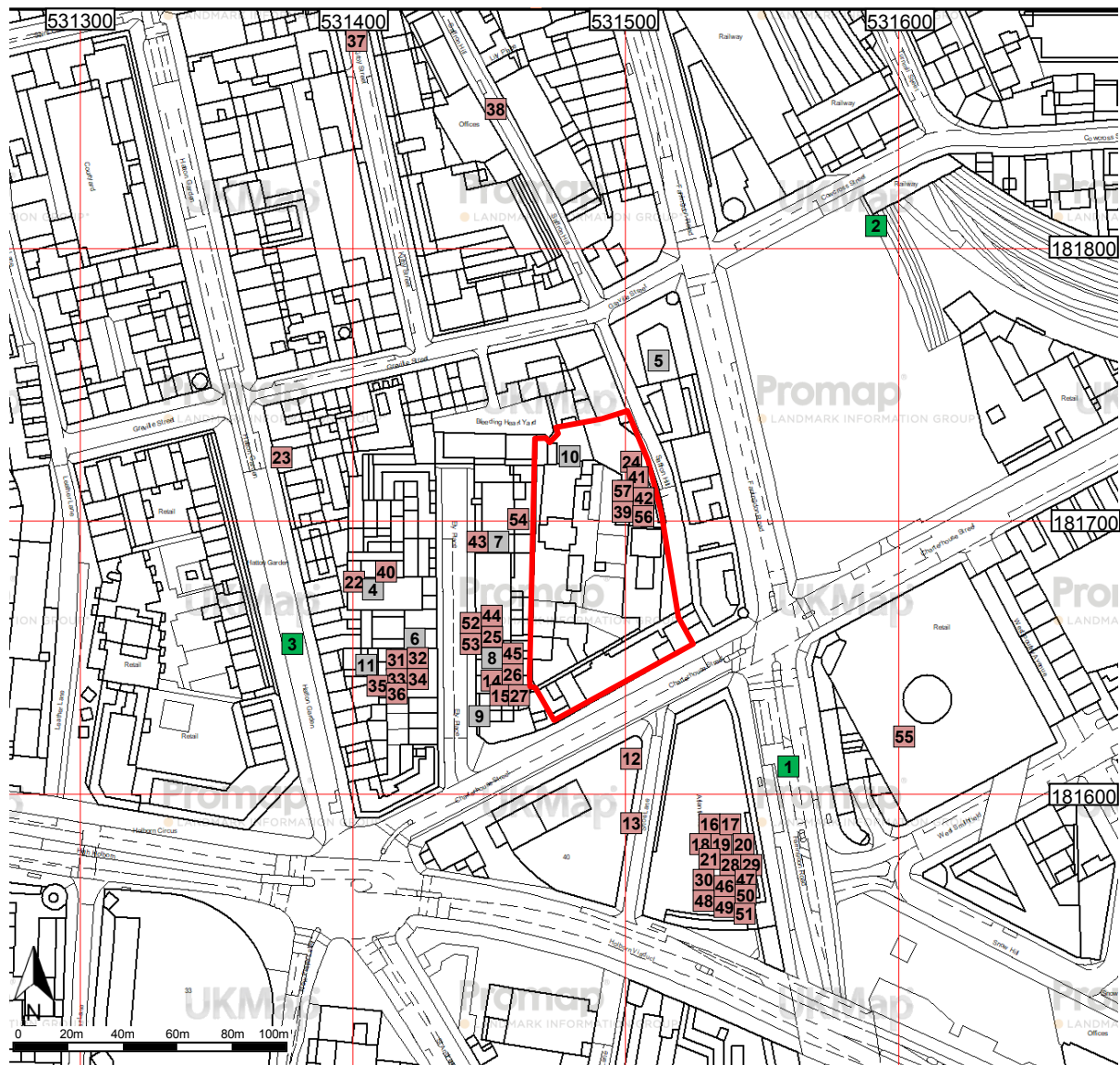
Figure 2a. Drawing showing the existing site (copyright: MCM).

4.2 PROPOSED PLANS AND ELEVATIONS

NEW EXTENSIONS



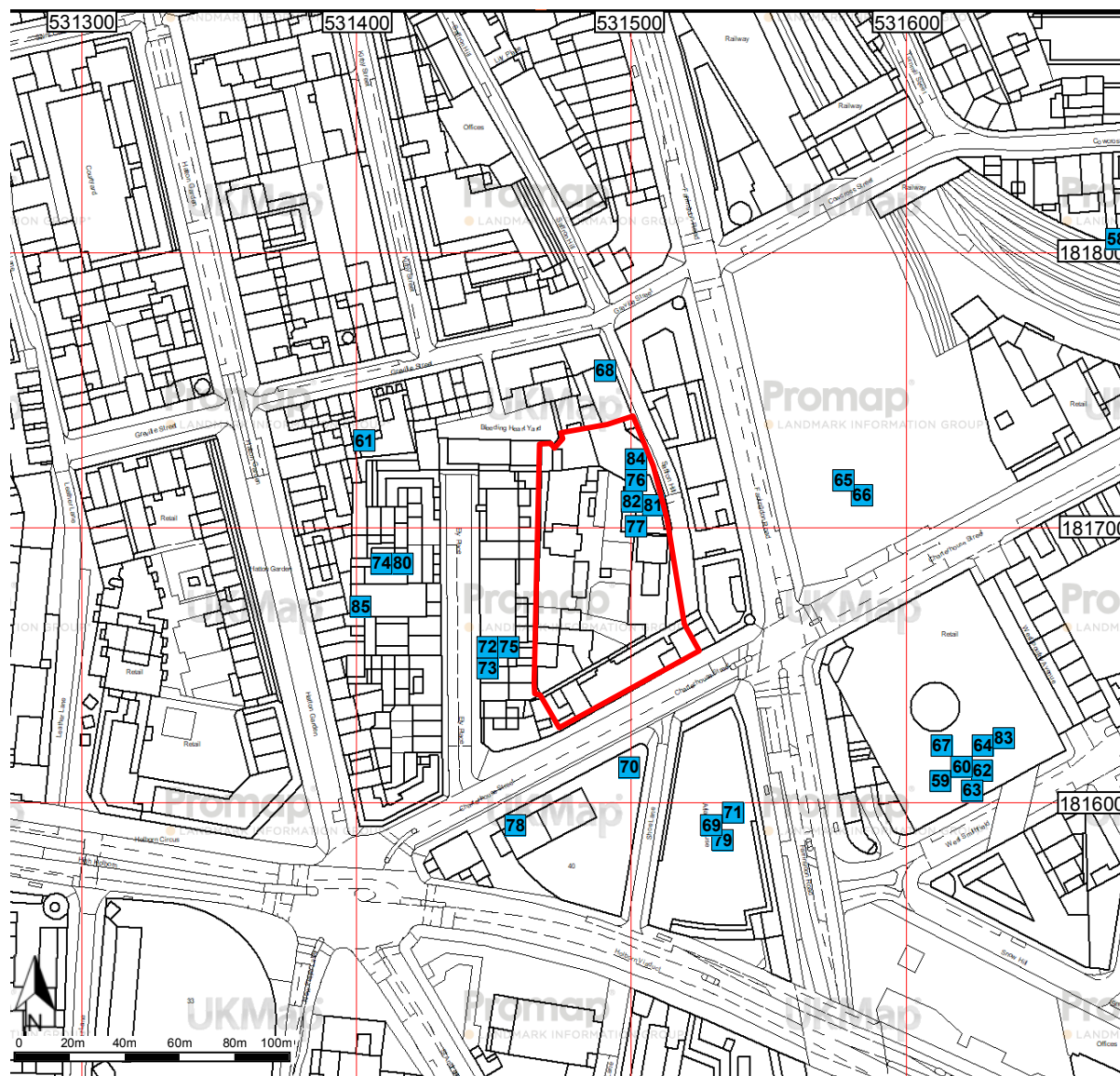
Figure 2b. Drawing showing the extent of the new extensions (copyright: MCM).



Key:

- Site
- Archaeological Priority Areas, number 1 - 3
- Listed Buildings, numbers 4 - 11
- Monuments, numbers 12 - 57

Figure 3a. Archaeological monuments held on Historic England’s Historic Environment Record (©Historic England [2017] ©Crown Copyright and database right [2017]. All rights reserved. Ordnance Survey Licence number 100019088).



Key:

- Site
- Fieldwork, numbers 58 - 85

Figure 3b. Archaeological events held on Historic England's Historic Environment Record (©Historic England [2017] ©Crown Copyright and database right [2017]. All rights reserved. Ordnance Survey Licence number 100019088).

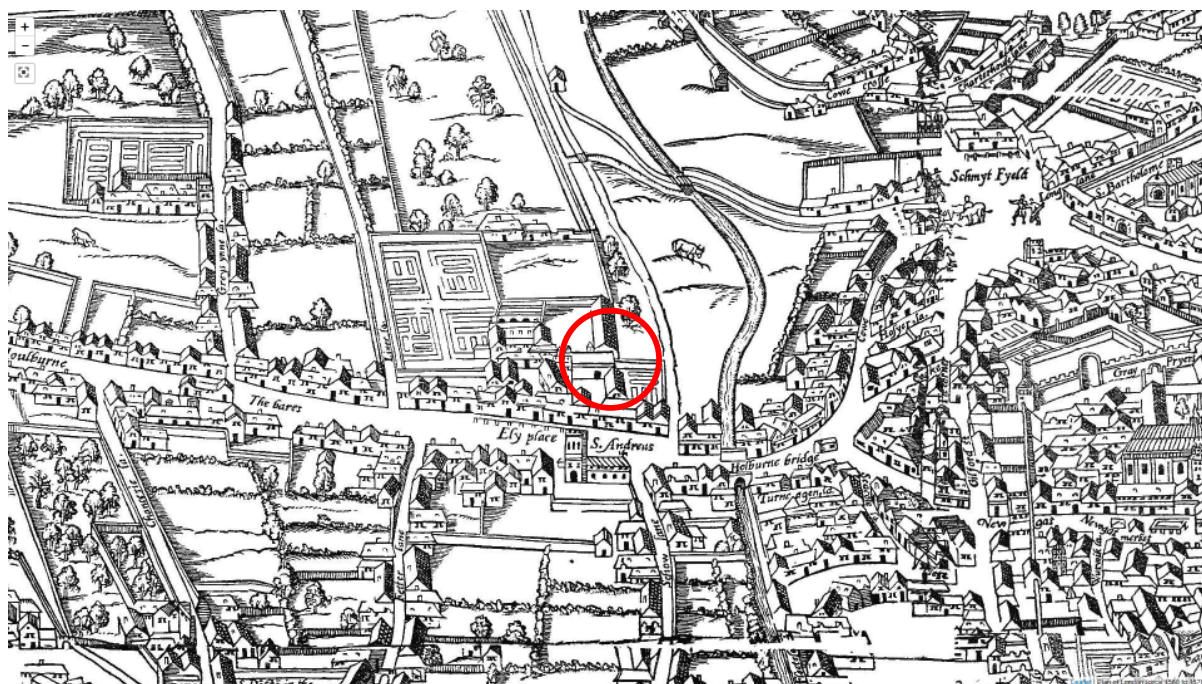


Figure 4. Aga's Copperplate Map of London, 1561.



Figure 5. John Overton's Map of London, 1706.

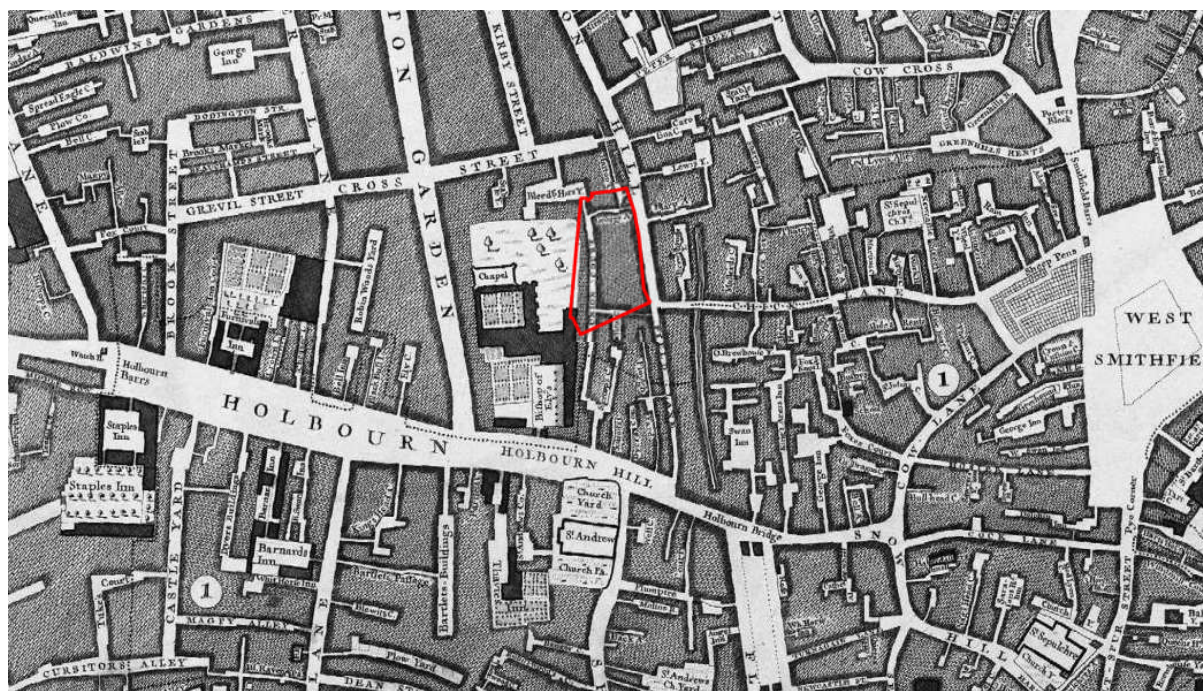


Figure 6. John Roque's Map of London, 1746.

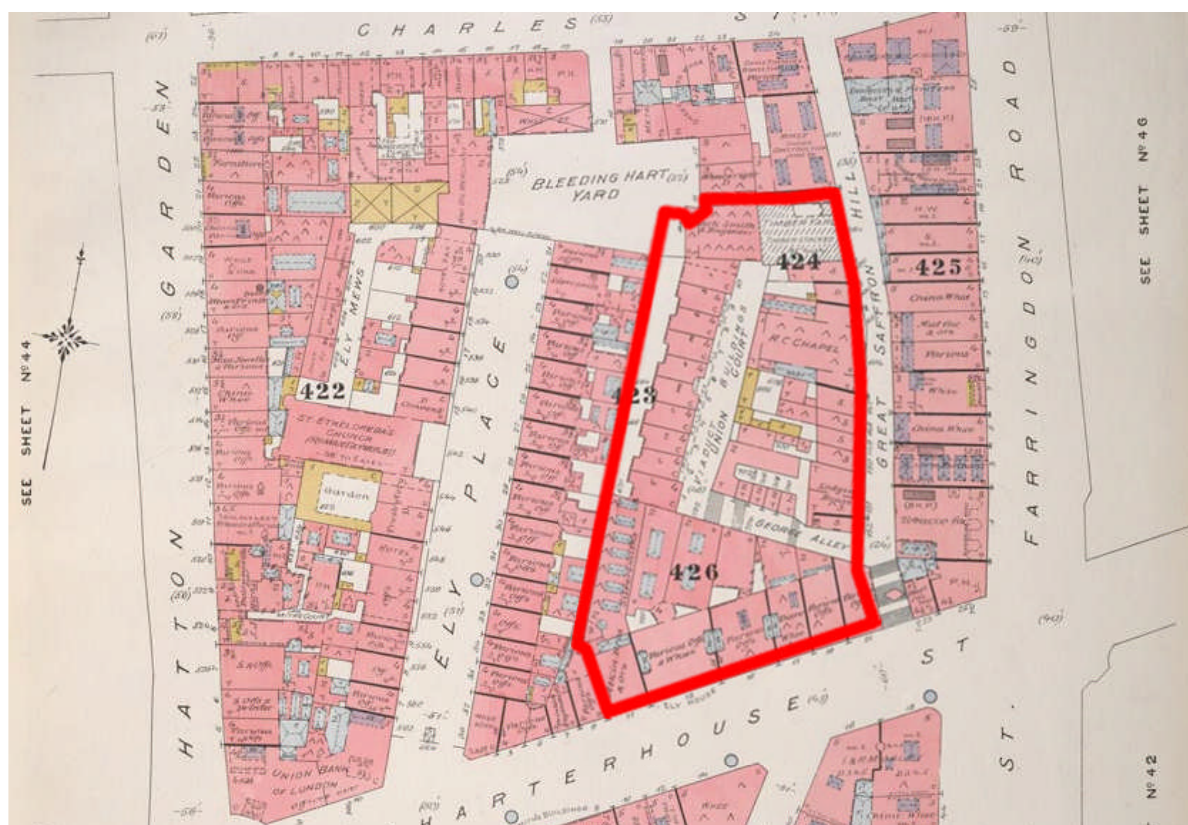


Figure 7. Goad Fire Insurance Map, 1866.

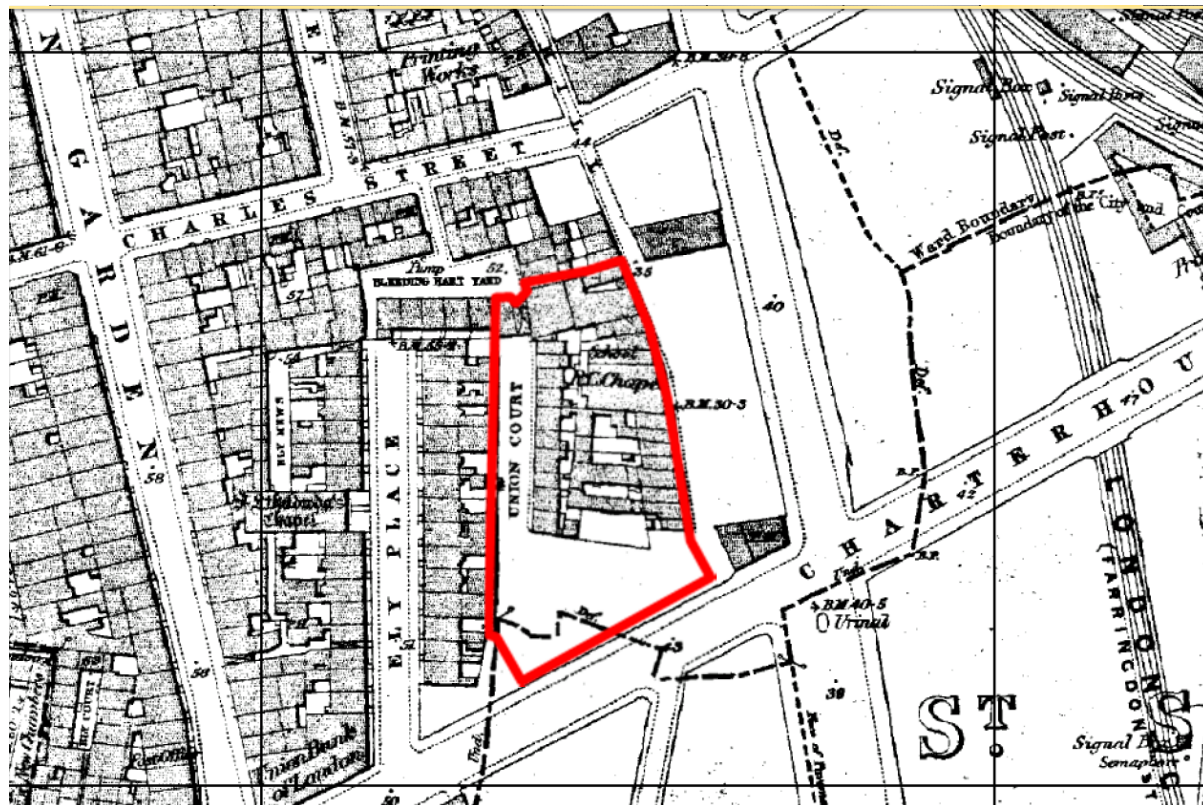


Figure 8. OS 1:2500 map, 1877-8.

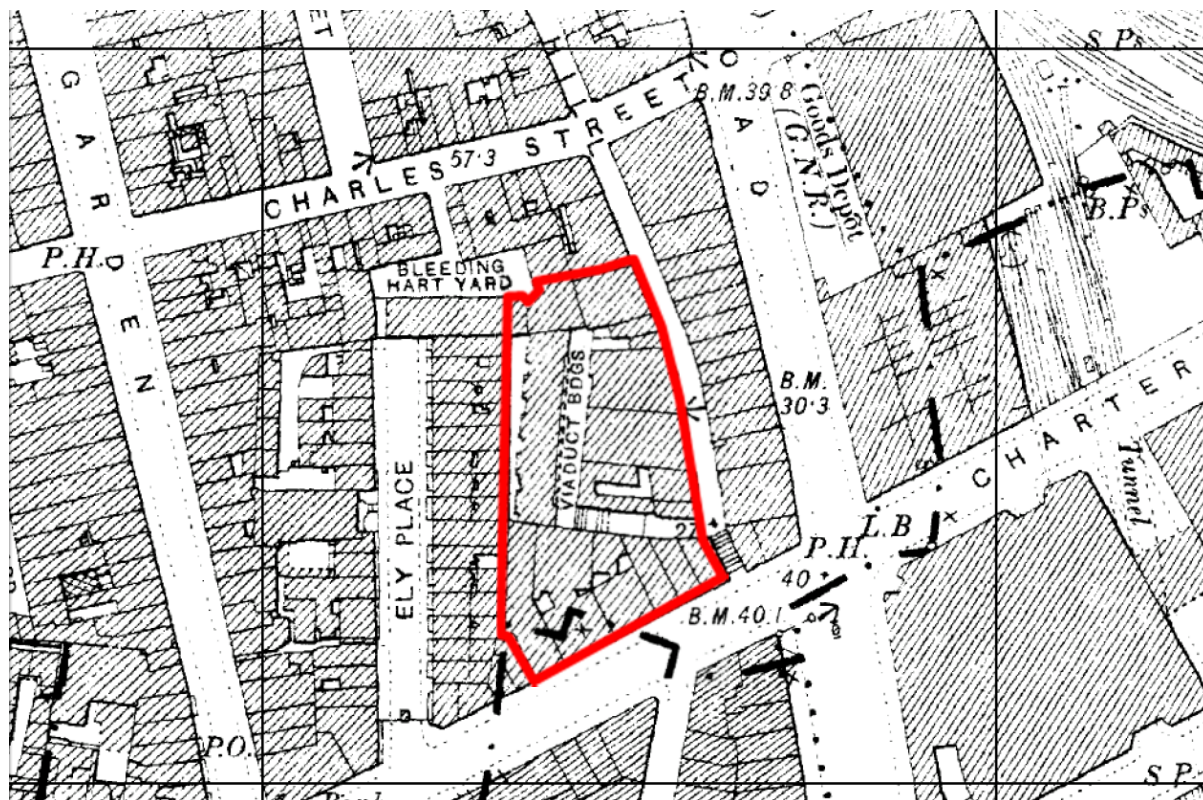


Figure 9. OS 1:2500 map, 1896.

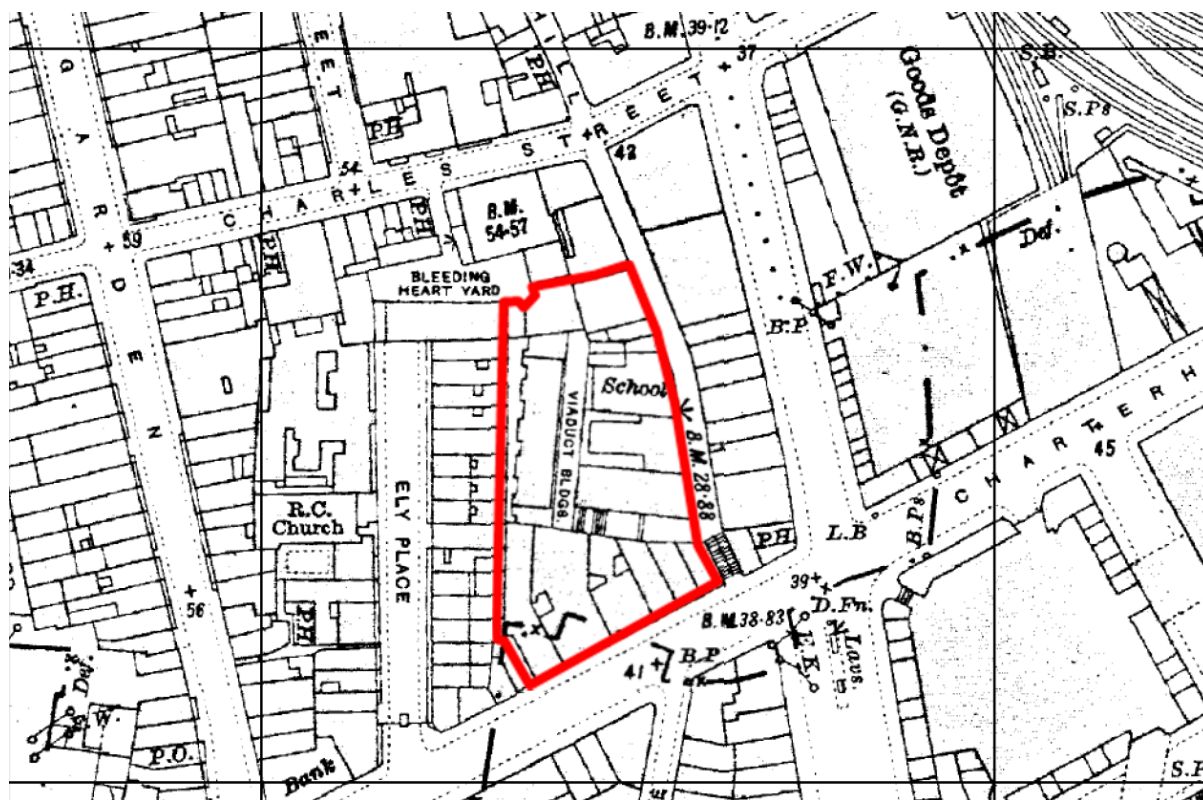


Figure 10. OS 1:2500 map, 1916.

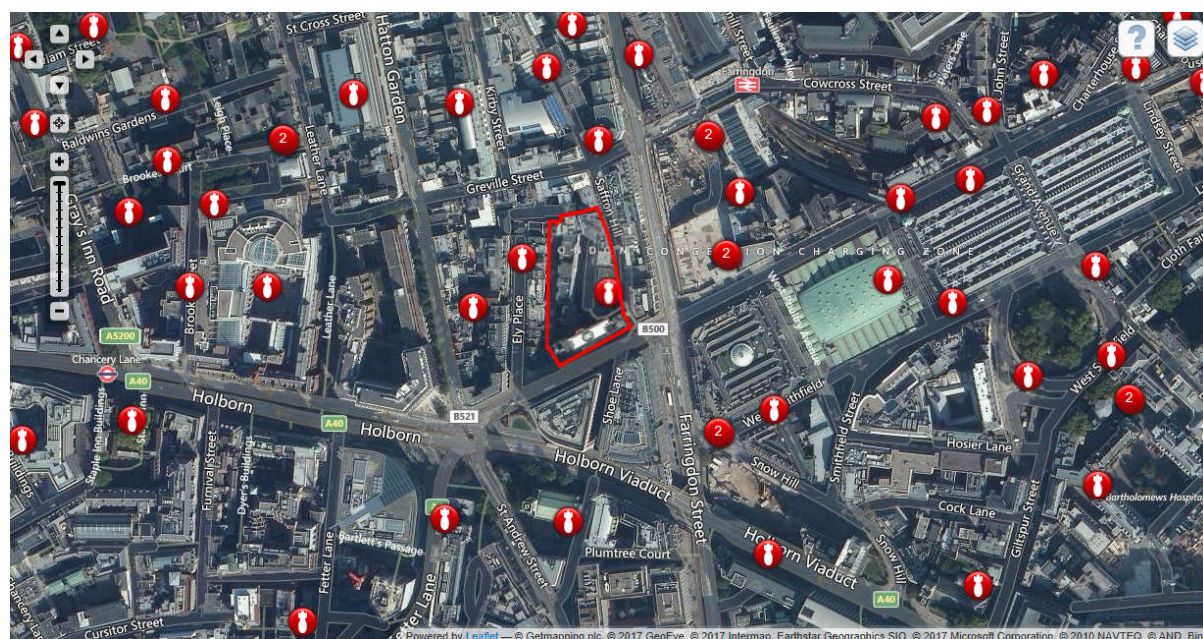


Figure 11. Bomb Damage map, 1940s.

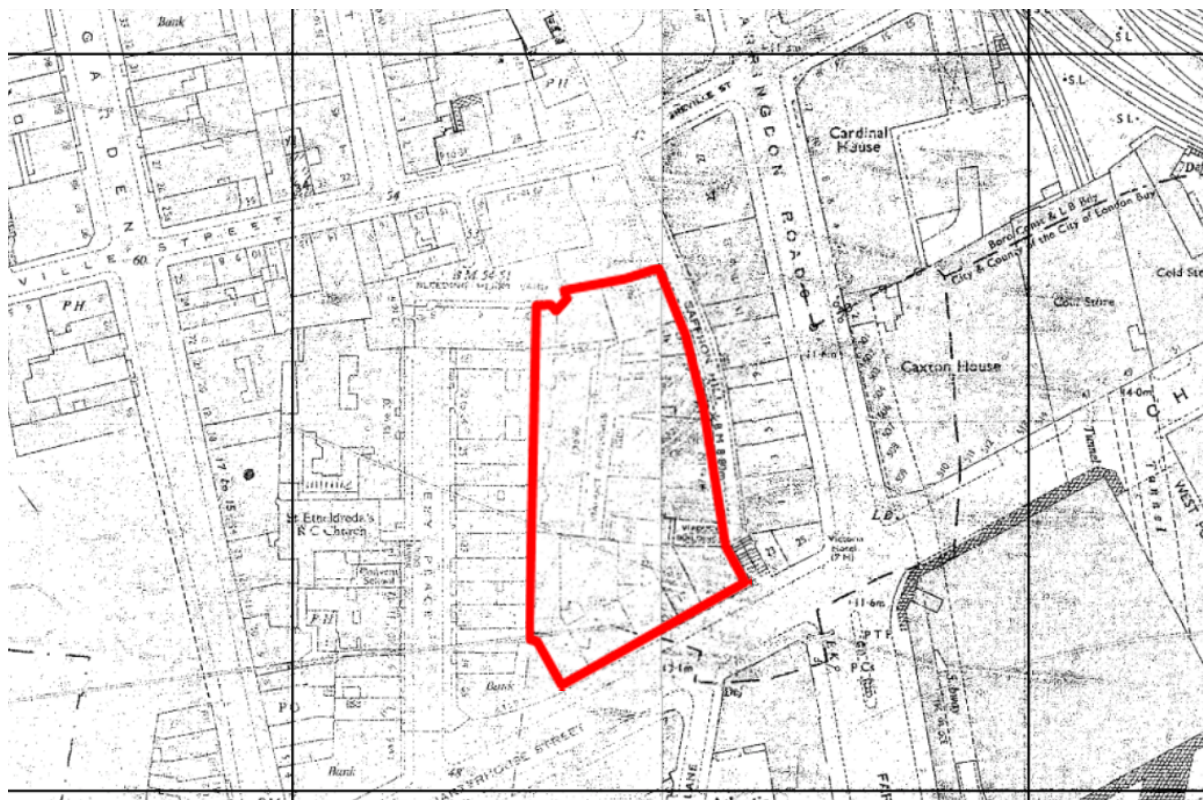


Figure 14. OS 1:250 map, 1974-6.

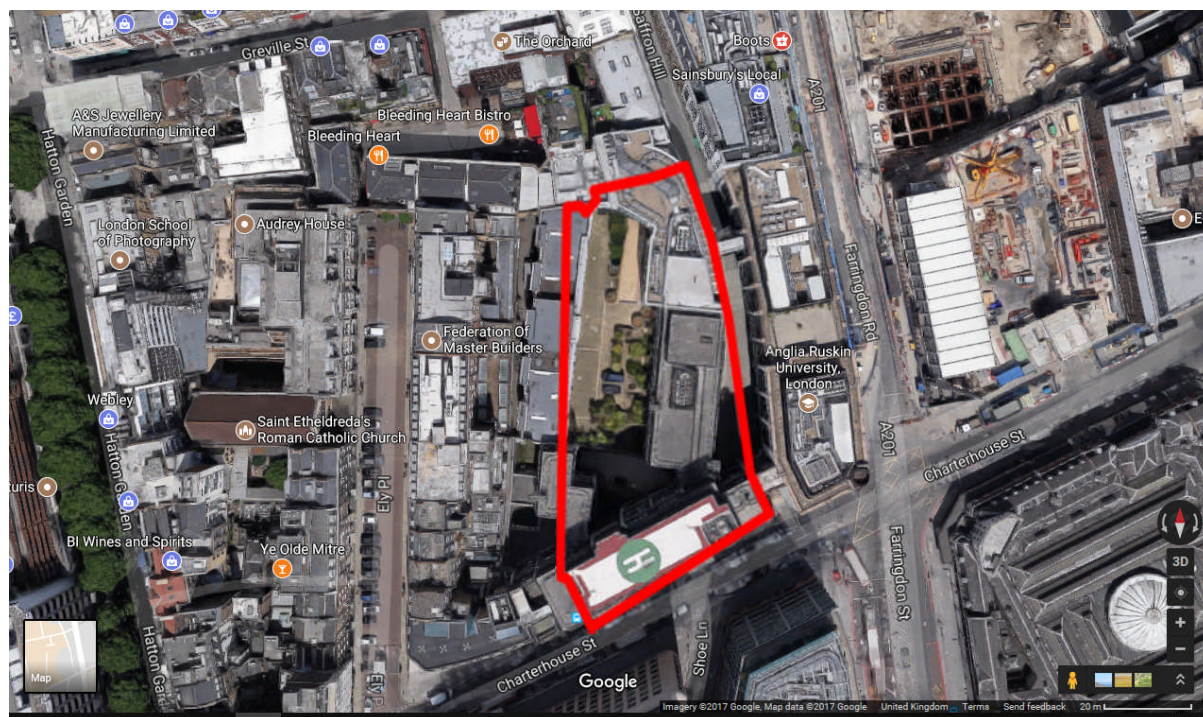


Figure 15. Google Earth, 2017.



Plate 1. Photograph taken during the construction of the current building in the mid 1970s looking north from Charterhouse Street (Source unknown).



Plate 2. Looking north from within the central courtyard with St Andrews House to the left, Bleeding Hart Yard in the centre and the Saffron Hill block to the right.



Plate 3. Looking south from within the central courtyard with the Saffron Hill block to the left, the Charterhouse Street block in the centre and St Andrews House to the right.



Plate 4. Looking north west from the main entrance way of the Charterhouse Street block towards St Andrews House. The entrance to the basement car park can be seen in the centre.



Plate 5. Looking south from Saffron Hill to the Charterhouse Street Extension and the gateway giving access to the central courtyard. St Andrews House can be seen through the railings.