

59 Britton Street, Islington

Archaeological Desk-based Assessment





**LAND AT 59 BRITTON STREET,
ISLINGTON, LONDON
EC1M 5UU**

Archaeological Desk-based Assessment

Prepared for
Agathe and Tomi Vollauchek
59 Britton Street
Islington
EC1 5UU

by
Wessex Archaeology
Unit 113
The Chandlery
50 Westminster Bridge Road
London
SE1 7QY

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Archaeological Desk-based Assessment Summary

Wessex Archaeology was commissioned by Agathe and Tomi Vollauschek to undertake an archaeological desk-based assessment of land at 59 Britton Street, Islington, London to support a planning application for development to the rear of the extant property fronting onto Britton Street. The Site lies under the jurisdiction of Islington Borough Council centred on National Grid Reference (NGR) 531623, 182042. The Site extends over an area of approximately 175 square metres and lies within a borough designated Area of Archaeological Priority. Development proposals comprise the demolition of the existing building to the rear of the plot (c.1968-1972) and the erection of a multiple storey building (with basement) with primary access via an alleyway off St John's Path for office/studio use. A circular Study Area extending for 150m from the Site centre has been considered in order to provide an archaeological and historical context for interpretation.

Human activity has been quantified across the Study Area from the early prehistoric period to the 20th century, with an emphasis on evidence concerning the medieval development of St John's Priory (12th to 16th centuries). The Site formed part of the outer priory precinct throughout the medieval period, first as the hospital croft and later as an open area known as 'Butt Close'. Cartography shows that the Site remained largely green field until the late 16th/early 17th century, when Red Lion Street (Britton Street) was laid out. The predicted line of the Inner precinct wall (extant in 1163) follows the eastern side of the alleyway to the rear of the Site approximately 2.4m east of the southern Site boundary. Given the proximity of this feature to the Site, it is possible that sub-surface evidence of the wall and associated activity may survive within the eastern extent of the Site.

Overall, a **high** level of recorded archaeology is represented within the Study Area. A **moderate-high** potential for the survival of archaeological deposits within the Site footprint has been identified. Predicted archaeology at the Site may represent evidence of the Norman inner precinct wall, garden related medieval and post medieval activity prior to the laying out of Red Lion Street. Geotechnical investigation identified an undated possible sewer traversing the site. Documentary evidence highlights pre-early 18th century sewers at Britton Street.

Further Works and Mitigation

Given the identified archaeological potential of the Site and the extent of ground intrusion necessary for basement construction, it is anticipated that small scale archaeological fieldwork is likely to be required by the Greater London Archaeological Advisory Service. It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site. Such a requirement would be inline with Policy D45 of the Islington Unitary Development Plan concerning Archaeological Priority Areas. This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service) and could be secured by the attachment of a suitably worded condition to a planning consent.

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This report was researched and compiled by Katharine Barber and the illustrations were prepared by Kitty Brandon. The Site visit was undertaken by Lawrence Pontin and Katharine Barber. The project was managed for Wessex Archaeology by Lawrence Pontin.

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Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project Background

- 1.1.1. Wessex Archaeology was commissioned by Agathe and Tomi Vollauschek to undertake an archaeological desk-based assessment of land at 59 Britton Street, Islington, London to support a planning application for development to the rear of the main property, which fronts onto Britton Street (**Figure 1**; hereafter the Site). The Site lies under the jurisdiction of Islington Borough Council centred on National Grid Reference (NGR) 531623, 182042.
- 1.1.2 Development proposals comprise the demolition of an existing building to the rear of the plot and the erection of a multiple storey building (with basement for office/studio use) with primary access via an alleyway off St John's Path.
- 1.1.3 Development at the site is likely to necessitate ground intrusion across the eastern half of the site within the footprint of the existing building. The Site covers an area of approximately 175 square metres.

1.2 Landscape and Geology

- 1.2.1 The Site is situated on the east side of Britton Street, south-east of Clerkenwell Green at the southern extent of the London Borough of Islington. The Site is currently occupied by a terraced dwelling fronting onto Britton Street (**Plates 1 & 2**) with a small courtyard and single storey property (**Plate 3**) to the rear. The site is bound to the north and south by adjacent Britton Street properties and to the east by a north-west to south-east running alleyway (**Plate 4**) entered via St John's Path (**Plate 5**), which runs south-west to north east between 55 and 56 Britton Street.
- 1.2.2 The Site is situated on level ground (approximately 16m aOD), which historically would have sloped westwards towards the River Fleet flood plain and southwards to the City of London. Geologically, Britton Street is sited on a well drained natural gravel plateau. A composite of Corbets Tey gravels and terrace gravels deposited between c. 300 000BC and c.120 000BC underlie the area to an approximate depth of 14-14.5mOD. These gravels are overlaid by occasional skims of sand and brickearth deposits (Sloane 2004, 18).

2.0 METHODOLOGY

2.1 Scope

- 2.1.1. The aim of this assessment is to detail the known information relating to sub surface archaeology at the Site and to assess the potential for the presence of previously unknown elements that may be impacted by the proposed development. The present scope of works does not include Listed Buildings or built heritage. The extant listed building and other listed buildings on the street are discussed in the following report in order to provide a historic context for potential archaeological deposits.
- 2.1.2 The archaeological resource within a 150m circular Study Area (**Figure 1**) of the Site centre has been considered in order to provide a context for the discussion and interpretation of the known and potential resource
- 2.1.3 A brief summary of the sources consulted is given below.

2.2 Research

- 2.2.1 Various publicly accessible sources of primary and synthesised information were consulted.

Greater London (GLSMR) Sites and Monuments Record

- 2.2.2 English Heritage maintains a database of archaeological sites and findspots for the 33 London boroughs. All records within the Study Area were examined. A synthesised summary is presented as **Appendix 1**.
- 2.2.4 SMR's are not a record of all *surviving* elements of the Historic Environment but a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within them is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

Legislative and Planning Documents

- 2.2.5 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years." The Islington Unitary Development Plan (UDP) sets out the council's planning policies, and provides the basis for all the council's planning decisions. Islington's UDP was adopted on 28 June 2002. These plans were consulted to inform of any existing development controls relating to the historic environment. This document has been prepared in accordance with national guidelines including Planning Policy Guidance (PPG) Notes 15 and 16.
- 2.2.6 The results of a review of this legislation and where relevant details of any statutory designations such as Conservation Areas and Scheduled Monuments are included in **Section 3** of this report.

Documentary Sources

- 2.2.7 A search of other relevant primary and secondary sources was carried out via the Greater London Sites and Monuments Record, at the Guildhall Library

London, on line and in Wessex Archaeology's own library. The sources consulted are listed in the References (**Section 7**).

Cartographic Sources

- 2.2.8 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Section 7**).

Aerial Photographs

- 2.2.9 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Given the urban setting of the site, aerial photography would provide no additional historic information regarding the study area.

Site Visit

- 2.2.10 The Site was visited on Tuesday 5th June 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from sources. A photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-6**).

Best Practice Guidance

- 2.2.11 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 2001).

Assumptions

- 2.2.12 The GLSMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The SMR data concerning Listed Buildings on Britton Street has been cross referenced with information from English Heritage Listed Buildings Online. The information is available to registered users and is stated to be 'complete, but has not yet been fully assured'.

2.3 Legislative and Planning Background

National Legislation and Planning Guidance

Archaeology

- 2.3.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAM's). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.

- 2.3.2 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)

- 2.3.3. Paragraph 19 states:

In their own interests...prospective developers should in all cases include as part of the research into the development of a site...an initial assessment of whether the site is known or likely to contain archaeological remains.

- 2.3.4 Paragraph 22 adds:

Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.

In addition paragraph 25 advises:

Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavating and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.

Conservation Areas and Listed Buildings

- 2.3.5 Conservation Areas and Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.
- 2.3.6 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require “...authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building”.
- 2.3.7 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.

Regional Planning Guidance

- 2.3.8 The London Plan: Spatial Development Strategy for Greater London was published in 2004 and sets out the Mayor's strategic plan for "an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years." The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:
- 2.3.9 Policy 4B.10 sets out the Mayor's strategic plan to protect the built environment, stating that "UDP policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets."
- 2.3.10 Policy 4B.11 covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.
- 2.3.11 Policy 4B.14 states that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDPs are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.

Borough Planning Guidance

- 2.3.12 The Islington Unitary Development Plan (UDP) sets out the council's planning policies, and provides the basis for all the council's planning decisions. Islington's UDP was adopted on 28 June 2002. Relevant policies are introduced below. Section 12.4 of the plan concerns Listed Buildings and Archaeological Sites.

Archaeological Heritage

- 2.3.13 Concerning the Archaeological Heritage, 'The Council will ensure the preservation of locally and nationally important archaeological remains and their settings within the borough, whether these are designated as 'Scheduled Ancient Monuments' or not. It will take the necessary steps to safeguard the borough's archaeological heritage through the planning process and will normally refuse planning permission for applications which adversely affect important archaeological remains or their settings' (Policy D44).

Archaeological Priority Areas

- 2.3.14 The Site lies within the Clerkenwell Archaeological Priority Area (APA1). Within an archaeological priority area, all planning applications likely to affect important archaeological remains must be accompanied by an archaeological assessment of the impact of the scheme on the borough's archaeological heritage. Small scale archaeological fieldwork to determine the actual degree of archaeological survival on a site, (an 'evaluation') may be required as part of the assessment (Policy D45).
- 2.3.15 Where development may affect land of archaeological significance or potential, the Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals in accordance with the government's Planning Policy Guidance Note 16 'Archaeology and Planning' (published 1990, or subsequent revisions). The assessment will provide the Council and the applicant with the necessary information to define
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the archaeological impact of development, and enable the appropriate heritage safeguards to be provided via the planning process.

- 2.3.16 Where an archaeological assessment and/or evaluation has demonstrated the survival of important archaeological remains, there will be a presumption in favour of their physical preservation in situ (Policy 46). Where physical preservation of archaeological remains is not justified, the Council will ensure that necessary measures are taken by the applicant to mitigate the impact of their proposals (Policy D47).

Listed Buildings

- 2.3.17 Regarding Listed Buildings, it is the council's policy to:

'protect and enhance the character, appearance and setting of buildings on the statutory and local lists of buildings of architectural or historic interest; and to protect the borough's archaeological heritage'.

- 2.3.18 Section D38 addresses Works or Changes of Use in relation to Listed Buildings. The Council will seek to ensure that external or internal works or change of use to buildings on the statutory list do not adversely affect their character or appearance. The Council will also ensure that their setting is protected or enhanced. Proposals for development would need to fulfil the following requirements:

- all relevant details, including materials, which have an effect on the existing building, or on adjoining listed buildings, should be shown in applications;
- wherever possible existing detailing or other features in character with the building should be preserved, repaired or, if missing, replaced;
- the Council will require sufficient information to enable it to be sure that any works that might be permitted can be carried out without danger to the fabric and structure of the building and of any adjoining building of architectural or historic interest which may be affected by such works.

- 2.3.19 The Council will also require all relevant applications for development to demonstrate their effect on the setting of a listed building in order that this should either be unharmed or improved (Section 12.4.5).

Conservation Areas

- 2.3.20 Section 12.3 of the UDP addresses Conservation Areas and outlines aims to preserve and enhance areas of special architectural or historic interest as key elements of Islington's character. The site is situated within the Clerkenwell Green Conservation Area (CA1).

- 2.3.21 Clerkenwell Green Conservation Area is also designated in the plan as a special policy area. The council's policy in this area is to 'preserve or enhance the special character and appearance of the area' (section 14.1).

3.0 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT OF THE SITE

3.1 Prehistoric (500,000BC-43AD)

Prehistoric activity within the Study Area is recorded at two locations; both represent isolated findspots dating from the Palaeolithic era (12 000-10 000BC). The artefacts comprise a perforated antler axe (**WA 1**) found in St John's Square and a pointed handaxe (**WA 2**) from the vicinity of the Sessions House on Clerkenwell Road. Both were recovered during the late 19th/early 20th centuries out of context and from poorly provenanced locations. In spite of this obscurity, findspots do serve at the very least as an indicator of transient human activity at a time when more comprehensive archaeological evidence is sparse.

- 3.1.2 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Prehistoric activity is commonly focused at prominent geographical locations eg. on rising or higher ground either side of river flood plains, hunting grounds, hill tops, well trodden trade/transport routes or on higher ground in proximity to flint/stone beds. The Site is situated on gravels on the east side of the alluvial plain associated with the historic line of the River Fleet. Such proximity to a riverine location holds an increased potential for the recovery of archaeological deposits associated with occupation and hunting sites, fording points and votive sites. That said, to date, evidence for prehistoric activity in the Study Area has been limited.

3.2 Romano-British (43AD-410AD)

- 3.2.1 Modern Britton Street lies over 400m north-west of the Roman city of Londinium. Archaeological excavations to the south-west of the Site at 1-7 Albion Place (**WA 3**; MoLAS Site Code ABP94) and 6-9 Briset Street (**WA 4**; MoLAS Site Code BAD90) suggest Romano-British occupation in the locality. At Albion Place several excavated ditches contained sherds of Romano-British pottery. Also excavated were quarry pits and linear cuts possibly representative of agricultural or horticultural occupation. At Briset Street a Romano-British ground surface (dated by associated pottery) was recorded in 1990. The concentration of these features may represent Romano-British hinterland settlement beyond the core of urban Londinium.

3.3 Saxon (AD 410 – 1066)

- 3.3.1 Sparse evidence for Saxon activity is evidenced at one location within the Study Area. Excavations at 42-47 St John's Square (**WA 5**; MoLAS Site Code JON89) at the north-eastern extent of the 150m Study Area revealed eight Saxon pits dated by pottery typology to 450-550AD. The pits contained evidence of possible domestic settlement yielding artefacts such as metal slag, a ceramic loom weight and domestic rubbish.

3.4 Medieval (AD 1066 -1499)

Norman 1060-1144

- 3.4.1 The archaeological and historical record for the Study Area up until the medieval period is sparse and far from indicative. It is during the Norman period that the historical development of the area becomes more apparent.
- 3.4.2 The Site lies within the former fee or manor of Clerkenwell, described in 1086 as 5 hides in Stepney held of the Bishop of London in knight service by the wife of a certain Brian. Brian's son Ralph granted the tithes of Clerkenwell to his religious foundation in Bricett in Essex in 1112. He passed the lordship to his son Jordan. The priory was founded in 1144 by Jordan de Bricet and his wife Muriel de Munteni to the immediate north of modern St John's Square in (VCH 1969, 196). The priory was established as a hospital for the Knights Hospitallers of the Order of St John of Jerusalem and went on to become the head house of the order in England, Scotland and Wales. At a similar date, de Bricet also founded the priory for the nuns of the Benedictine order to the north-west of the site just beyond the current study area. In the wider area, a horse and cattle market is known at Smithfield to the south-east of the study area by 1123 and the line of Cowcross Street/Turnmill Street is known to have been laid out by 1148. St John's Street to the east of Britton Street is documented from 1163 (Sloane 2004, 25).
- 3.4.3 Reconstruction of the form of the early priory is difficult as there is little in the way of upstanding remains. Only parts of the church, gatehouse (**Plate 6**) and some stone walling incorporating a possible 14th century doorway in St Johns Square survive. The footprint of the inner precinct probably extended from St Johns gatehouse running east to St Johns road, then north almost to the corner of Aylesbury Street before turning west to Clerkenwell Green (**Figure 1**). The south-western inner precinct wall ran north-west of Britton Street, its projected line running along the northern boundary of the alleyway which defines the north-eastern extent of the Site. This places the Site immediately outside the Inner precinct of the priory. Documentary evidence refers to the 'the wall of the curia of the hospital of Jerusalem' in 1163 (c.1163 *Cart of Mary Clerkenwell* in Sloane 2004, 27) proving it to be extant by this date.
- 3.4.4 The interior of the inner precinct would have comprised a large complex including a church, halls, dwellings and gardens akin to an aristocratic palace incorporating a large church, multiple chapels and a cemetery area.
- 3.4.5 Several archaeological investigations have been undertaken within the inner precinct, the results of which have done much to inform the interior layout and function of the priory. These include several phases of excavation within the church and crypt at the north-eastern corner of St John's Square. At numbers 47-49 excavation has recorded the 13th century north wall of the church and crypt, part of a structure tentatively identified as part of the prior's apartments (**WA 6**; MoLAS Site Code SJJ89). Ragstone walling representative of the priory was also recorded at 49-52 St John's Square (**WA 7**). Further evidence for the inner priory precinct is recorded to the north-west of the Site on the north side of Clerkenwell Road. Priory related rubble stone walling was identified during cable trenching at 86 Clerkenwell Road (**WA 8**; MoLAS Site Code JER83), west of this at nos. 96-

100 an open area of medieval dumping, domestic refuse pits and remnants of a building possibly constructed against the interior precinct wall were identified during archaeological evaluation works (**WA 9**; MoLAS Site code TCR96).

- 3.4.6 Outside the precinct walls, the early Medieval priory was surrounded by agricultural land and pasture, which would have been exploited to serve the foundation. While there is some evidence for activity outside the priory there was certainly no formalised outer precinct at this date. Excavations at 6-9 Brisset Street approximately 75m south-east of the Site (**WA 10**; MoLAS Site Code BAD90) revealed evidence for a possible stream ditch and demolition activity within the life of the priory. The south wall of a structure was also recorded just outside the east wall of the inner precinct at the same site in 1999 (MoLAS Site Code SNQ99). It was probably built not long after the 1144 foundation of the hospital priory. Further archaeological evidence beyond the inner precinct during the early development of the priory is limited to a rammed gravel surface recorded along St John's Lane (**WA 11**; MoLAS Site Code SJG95) found in proximity to agricultural soils. Twelfth century quarry pits were also recorded at 1-7 Albion Way in 1994 (**WA 12**; MoLAS Site code ABP94), approximately 120m south-east of the Site. These pits are likely to represent extraction of building material used in the early construction of the priory.

13th-16th Centuries

- 3.4.7 As previously noted, 59 Britton Street lies immediately south-west of the inner precinct wall. The earliest references to buildings outside the inner precinct date from the late 13th century, from which time pockets of localised development begin to occur. It was not until the 14th century that development really took hold. The outer precinct of the priory would have been entirely secular in character. Documentary and archaeological evidence suggests that initial development was largely restricted to St John's Lane leading up to the priory gate, the junction of St John's Lane and St John's Street to the south east of the Site, an area which came to be known as 'Whyte Lion'; and the area bounding Turnmill Street over 100m south-west of the Site (Sloane 2004, 70). Archaeological evidence for expansion includes a ditch at 89-97 St John Street (**WA 13**; MoLAS Site Code SAJ98), interpreted as a boundary marker for Little Lane (described in the Priory holdings as Pissing Alley in the late medieval period, now Passing Alley). Closer to the Site, an archaeological watching brief undertaken in 1998 at 13-16 Britton Street (South side) revealed some evidence for dumped deposits containing medieval pottery (**WA 14**; MoLAS Site Code BNT98). Significantly, no further evidence for medieval activity was recorded, reflecting the green field nature of the area at this time.
- 3.4.8 In 1381, the priory and hospital were burnt during the Peasants Revolt. The event is recorded in the Anonimale Chronicle of St Mary's York which states '...set on fire [were] several fine and delectable houses within the priory'. While the extent of damage is not known, little documentary evidence regarding the pre-1381 foundations survives and it may be that this information was lost to the fire (Sloane 2004, 39).
- 3.4.9 The area in the vicinity of the Site was one of the last areas of the outer precinct to be developed. The area around Britton Street was occupied by an

open area of land utilised as a hospital croft during the 13th and 14th centuries. A Deed of 1281-92 described a property extending 75.75 ells (227 feet) from the highway called Muinechestrete (Nun's Street, likely to represent modern Turnmill Street which runs parallel to Britton Street to the south-west) to the hospital croft (Sloane 2004, 139). This area became known as 'Butt's Close', the name 'Butt Gardeyn' first being recorded in 1497 (Sloane 2004, 139).

- 3.4.10 There are no surviving lease documents relating to the close, implying that it was private priory land. The close was entered via a south west to north east oriented lane known as 'Parva Venella' comparable with the line of modern Briset Street, approximately 75m south-east of the Site. By 1531, this was secured by a locked gate (PRO, LR2/62, fo78v; *Ibid*). References to the close before the dissolution are confined to priory leases for other properties where it is referred to as 'the great garden' (1511), 'our meadow once called the Butgardyn' in 1516, 'our garden of St John's called 'Butgarden' in 1518 and 'the close belonging to the said Prior called Butt Close' in 1531 (*Ibid*).
- 3.4.11 The area was still open ground in the late 16th century (1578-9) when it is mentioned as an abutment to the north west extremity of the former priory precinct (*Ibid*). The area has been recorded as 'Butchers Garden', perhaps suggesting that livestock destined for Smithfield market was grazed here.
- 3.4.12 Archaeological evidence of late medieval settlement in the Study Area has been recorded at 14 St Johns Lane, where a barrel lined well and 15th century ceramic watering can were recovered in 1990 (**WA 15**; MoLAS Site code KEE90) in proximity to St John's Gate, the extant fabric of which dates from the late medieval period (**WA 16**). A predating gatehouse leading into the inner precinct has, however, been at this location from at least the late 12th century (Sloane 2004, 41). The precinct wall is known to be extant in 1163, it may be that a gatehouse was also extant at this date.
- 3.4.13 Within the inner precinct, development continued throughout the medieval period, evidence for burial activity associated with the Priory is identifiable from the 14th century onwards. Archaeological investigations at three locations within the Study Area have revealed inhumations. Multiple burials from the priory cemetery were recorded in association with the 14th century nave of the church (**WA 17**; MoLAS Site Code SJJ89). Two further burials were recovered from the cloister area to the south-east of the church at Albemarle Way (**WA 18**; MoLAS Site code ALB89). The final record comprises a burial ground set aside for suicides, executed criminals and victims of the Black Death in 1348-9 (**WA 19**). The exact location of the cemetery is unknown, although a location in the locality of Clerkenwell is predicted

3.5 Post-Medieval (1500-1700)

- 3.5.1 By the time of the Dissolution of the Monasteries in 1540, the outer precinct comprised a western zone of cheaper tenements, cottages and gardens, a walled close (Butt Close) and a zone of more imposing houses with gardens held by priory staff (Sloane 2004, 199). Along its fringes lay artisan's quarters.
- 3.5.2 Following the Dissolution, remaining items at St Johns were charged to Sir Henry Knyvett. Knyvett received a lease of part of Butt Close (Bocherclosse

at this date) from the crown on the 29th June 1541 and also held a 'particular of the said close' (Sloane 2004, 222). Dumped 13th century stonework found during excavations at St John's Square is presumed to represent demolition following the dissolution (**WA 20**; MoLAS Site Code SJU99).

- 3.5.3 Throughout the 1540's Butt Close is commonly referred to as 'a close of land' and an 'enclosure of pasture' (Cal Pat R edu VI 2, 123; Sloane 2004, 199). Agas' Map dating from 1570 (**Figure 2**) shows the locality of Britton Street in open field within the former outer priory precinct, which is defined by the line of Turnmill, Cowcross and St John Street and Clerkenwell Road. The open land on the west side of the inner precinct is divided into rectangular plots defined by fencing and hedgerow. It is of interest to note that the map does not depict the line of the wall defining the inner precinct. A century later, Ogilby and Morgan's map (1676; **Figure 2**) shows the precinct wall retained in the line of plot boundaries.
- 3.5.4 Ogilby and Morgan's map of 1676 shows a dramatic change in the development of the area reflecting the post dissolution secularisation. Butts Close is retained as a patchwork of garden plots accessed from Clerkenwell Green via 'Garden Allys', which follows the modern alignment of Britton Street. To the south, plot development on the east side of Turnmill Street stretches north-eastwards towards the west side of 'Garden Ally'. At this date 59 Britton Street is identifiable as a plot. Given the nature and scale of the map it is not clear whether the markings within the Site interior reflect minor land divisions or structures. It is clear that the primary use of the area is retained as gardens and any buildings at the site are likely to represent structures associated with management of this land, rather than residential properties. The piecemeal and irregular nature of interior markings further substantiates this theory.
- 3.5.5 Archaeological evidence also adds to the picture of a predominantly garden landscape. An evaluation at 55 Clerkenwell Road in 1990 (**WA 21**; MoLAS Site code GIN90), approximately 50m north-west of the Site revealed evidence for waterlogged barrels found in association with 17th century garden soils and rubbish pits. At 13-16 Britton Street on the west side of the street; dumped 17th century deposits were recorded in 1998 (**WA22** ; MoLAS Site code BNT98); there were no identified post dating deposits suggesting that the area was not developed until the laying out of the street in the early 18th century.
- 3.5.6 Evidence for 17th century occupation was also noted at 1-2 St John's Path (**WA 23**; MoLAS Site Code SIA02), approximately 20m south-east of the site where the alleyway joins St John's Path. An archaeological watching brief at this location encountered 17th century deposits comprising ceramics and evidence for dumped building material. These represented the earliest deposits at the site; they were overlaid by foundation cuttings for the extant 19th century wall and evidence for a flue structure heavily truncated by modern construction of the pathway. Seventeenth century cellaring at 6-9 Briset Street was also identified through excavation in 1999 (**WA24**, MoLAS Site code SNQ99).
- 3.5.7 Ogilby and Morgan's Map also shows the prominence of large secular mansion houses in the area at this date. Berkeley House is shown between modern Briset Street and Albion Place. The Mansion belonged to Sir Maurice

Berkeley, standard bearer to Henry VIII and was built on an area of land between the Bailiff of Eagles property (built in the 15th century) and Little Lane. Elizabeth Berkeley, Lady of the Queen's Bedchamber is documented to have died at the house in June 1585 so it is known to have been extant at this date (Sloane 2004, 246).

- 3.5.8 Excavations at the former site of Berkeley House at 1-7 Albion Place and 14 St John's Lane (**WA 25**, MoLAS Site Code JAN90, ABP94, KEE90) revealed evidence for 16th and 17th century structures overlying an earlier structure thought to be Prior Dovvras Mansion (Prior from 1501-1527). Also in evidence were 16th century garden bedding trenches or drainage gullies, beam slots and cess and rubbish pits and evidence for post dating 18th century tenements. A watching brief undertaken at 48 Britton Street (**WA 26**; MoLAS Site Code BSI93), west of Berkeley House and approximately 120m south-east of 59 Britton Street recorded the 16th century garden wall of Berkeley House cutting a build up of medieval and post medieval garden soils. Berkeley Mansion was demolished in the 18th century.
- 3.5.9 Another significant mansion in the vicinity is Aylesbury House, which was built upon the medieval priory incorporating various medieval walls into its fabric. Excavations at 47-49 St John's Square undertaken in 1989 (**WA 27**; MoLAS Site code SJJ89) recorded evidence of tiled floors, a gravelled yard and gateway.

3.6 18th and 19th centuries

- 3.6.1 Following the Great Fire of London and the Plague of the mid 17th century, many of the great mansion houses in the area were abandoned and the area was repopulated with skilled craftsmen including watch and clock makers, jewellers and printers. Rapid urbanisation ensued and with it came the building of fine new houses. By the 17th century, most of the outer precinct was residential with some small scale industry. The former Butt Close was the last area of the outer precinct to be developed.
- 3.6.2 In 1719, the line of modern Britton Street was laid out and named as Red Lion Street until 1936 (Weinreb, Hibbert 1983, 94) after a tavern of that name located on the street. The antiquarian John Britton served as apprentice to the landlord and it was from him that the modern street name was taken.
- 3.6.3 The street was laid out by the Lincoln's Inn barrister Simon Michell, famous for the setting out of the contemporary Wood-Michell estate at Spitalfields. It seems that Michell acquired the land around 1715. The minutes of the Holborn and Finsbury Commissioners of Sewers dating from 31st May 1721, record that "Michell and others, proprietors and builders of new houses in Red Lion Street were summoned for breaking into the common sewer there" (Survey of London 1957, Ch XIII). The street is shown on John Rocque's map dating from 1737-1746 (**Figure 3**). St John's Path is shown and named at this date.
- 3.6.4 The Site, number 59 Britton Street is the sole surviving house built by Simon Michell himself. It had been built by 1722 when the empty property along with nos. 60 and 61 was insured (Survey of London 2008). In 1724, Michell sold it for £650 to the Commissioners of Fifty New Churches as the rectory of St John's Church (Survey of London 2008). Michell, who was commissioner of

Sewers for Holborn and Finsbury in 1732 is said to have lived in a large house on Red Lion Street as one of the first churchwardens of St John's Parish, it is not clear which house this refers to (Survey of London 1957). The property remained the rectory for over 200 years until sold in 1932, although the first and later recumbants did not reside there. In the 1830's for example, it was occupied by a goldsmith (Survey of London 2008).

- 3.6.5 Horwood's Map of London dating from 1799-1819 (**Figure 3**) shows the plot boundary of 59 Britton Street comprising the house fronting onto the street at the western extent of the plot with vacant enclosed ground to the south. At this date none of the buildings on Britton Street are depicted with ancillary buildings to the rear. North-east of the plot the alleyway exiting off St John's path is not fully formed, at this date it provides access to an area of open ground to the north.
- 3.6.6 Economic breakdown following the Napoleonic wars in early 19th century resulted in a downturn in prosperity in Clerkenwell. The area had become slum ridden by the late 19th century. In 1871, having been let out in tenements and occupied by 5 or 6 families, 59 Britton Street was in a very poor state of repair. Contemporary commentary records that the mantelpieces had gone and stone paving in the kitchen had been replaced by a wooden floor. Original surviving features include the doorcase, panelling and cornices on the second floor and their stairs (Survey of London 2008).
- 3.6.7 Ordnance Survey mapping from 1870 (**Figure 4**) shows the vacant plot to the north of the Site to be built over and the alleyway to the rear of the property formed as today. The house at 59 Britton Street would appear to have a small wing extension at the rear of the property against the northern boundary. The rear of the plot remains clear. The vast majority of buildings on Britton Street have infill buildings to the rear by this date, these may represent demands on space as a result of slum expansion. The 1894-96 Ordnance Survey edition (**Figure 4**) shows the same footprint with an additional matching wing to the rear of the property against the south boundary wall creating the footprint as today. At this date, 59 Britton Street is the only property on the street without infill structures to the rear of the main house. This pattern is repeated on the 1916 edition (**Figure 5**). Lapses in Ordnance Survey mapping during the war years mean that the next available map dates from 1956 (**Figure 5**). A building is shown to the rear of the house on a footprint comparable to that extant today. While the extant building does not predate 1950, it is likely to have been rebuilt on the same footprint indicated on the 1956 Ordnance Survey edition. The client architect notes the extant structure to have been built c.1968-72.

3.7 Cultural Heritage Definitions

- 3.7.1 The Site lies within a designated Conservation Area and within an Archaeological Priority Area (Refer inset, **Figure 1**).
- 3.7.2 There is one Scheduled Ancient Monument within the Study Area, the 16th century St John's gate house (**WA 16**) situated approximately 70m east of the Site (**Refer Figure 1**).
- 3.7.3 Six buildings on Britton Street are now afforded Grade II Listed Building status, the oldest of these being number 59 (**WA 28**). Of largely 18th century

date are numbers 56 (**WA 29**), 48 (**WA 30**), 30 (**WA31**) and Number 54 (**WA 32**). No.55 dates from the early 19th century (**WA 33**).

3.8 Geotechnical Investigations

- 3.8.1 Geotechnical investigations were undertaken at the Site in August 2006 to establish sub-surface conditions and the foundation depths of the party walls in order to inform construction methodology. While not designed for the retrieval of archaeological information, such engineering investigations can be useful in predicting the likelihood for the survival of archaeological deposits. Five test pits were excavated within the footprint of the extant building to the rear of the main house, four against the party walls and one at the centre of the structure. Placement of the test pits was restricted by the presence of services, which run parallel to the walls along the length of the Site approximately 0.5m from the walls (Geotechnical Environmental Associates 2006). Test pits were excavated to a maximum depth of 1.2m at the northern extent of the site. Probing encountered the base of the party wall footing at 1.36m below present ground level. The footing was cut into made ground.
- 3.8.2 Made ground was encountered within all trial pits and continued beyond the depth of the investigations. The natural ground horizon was therefore not identified. Basement excavation is envisaged to a depth of approximately 2m below present ground level, beyond the depth of the geotechnical investigations.
- 3.8.3 Trial pit 2 at the south-east corner of the Site encountered 'a structure tentatively identified as a sewer...encountered at a shallow depth' running parallel with the party walls towards the centre of the Site. '...The crown of the tunnel was not uncovered' (Geotechnical & Environmental Associates 2006). The sewer was not in evidence in any other test pit. The depth at which the possible sewer was encountered is not recorded and its historic value has not been assessed. The nature of the 'made ground' into which the feature is cut was not quantified or dated during the geotechnical investigations. Given the documented evidence of pre early 18th century sewers at Britton Street (Refer paragraph 3.29), the potential exists for the possible sewer to be of archaeological significance.

4 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS

4.1 Potential Impacts

- 4.1.1 Relevant development activities which may impact upon the archaeological resource, are:
- Excavation, ground disturbance and ground compaction as a result of building, access, surfacing, service installation.
 - Temporary landtake during construction phase including, stockpiling, storage and temporary site access. Access is a particular issue here given the compact and restricted nature of the site.
- 4.1.2 These activities could lead to the following effects on the Historic Environment resource:

- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
- Permanent or temporary Loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction.

4.1.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

4.2 Existing Impacts

- 4.2.1 Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.
- 4.2.2 The Site would appear to have retained green field status into the 17th century in spite of its proximity to St John's Hospital and Priority. The surviving plot divisions would appear to be contemporary with the laying out of the street in the early 17th century.
- 4.2.3 Other than the extant buildings, historic analysis of the Site has identified little in the way of preceding building at the Site. This limits the likely impact of previous development on archaeological deposits
- 4.2.4 However, construction activity relating to the initial laying out and development of properties along Red Lion Street is likely to have involved significant ground intrusion. This is particularly true of the basement and cellaring towards the front and centre of the plot. Furthermore, the ground level at the rear of the plot is likely to have been reduced prior to building, the western entrance currently being reached via steps from a patio to the rear of the main house. The patio is built over the underlying cellar accessed through the main house. There is a small step up from the rear (eastern extent) of the property to the surface level of the alleyway to the south-east again suggesting some degree of ground level reduction at the Site.
- 4.2.5 The underlying geology of the Site comprising acid gravels is not conducive to the long term survival of certain archaeological deposits.
- 4.2.6 The historic construction of infrastructure at the Site including sewers identified during the early 18th century is likely to have impacted upon any predating archaeological remains.
- 4.2.7 Overall, considering the single phase of building towards the rear of the plot, conditions for the survival of potential buried archaeological remains are considered to be moderate. Given the depth of excavation associated with cellaring to the front of the property, it is considered that the potential for the recovery of archaeological deposits in these areas is lower.

5.0 ARCHAEOLOGICAL POTENTIAL

5.1 Introduction

- 5.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the **Methodology**, taking into account the likely effects of previous land use on the preservation of potential remains.

5.2 Legislative and Planning Constraints

- 5.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

Scheduled Monuments

- 5.2.2 There is one Scheduled Monument within the Study Area, that being St John's Gate approximately 70m east of the Site. There would be no direct or indirect impact upon the fabric or setting of this monument as a result of development at the Site.

Designated Areas

- 5.2.3 The Site is situated within the Clerkenwell Archaeological Priority Area (UDP Schedule 1 APA1) and the Clerkenwell Conservation Area. Consideration of the impact of development on the fabric and setting of the Conservation Area lies outside the scope of this study.

Listed Buildings

- 5.2.4 59 Britton Street is a Grade II Listed Building. Consideration of the impact of development on the fabric and setting of the Listed Building lies outside the scope of this study.

5.3 Archaeology

- 5.3.1 Broadly speaking, the Study Area reflects human presence in the locality from the early prehistoric period through to the present day, with an emphasis on evidence from the medieval period associated with development of St John's Priory. The Site formed part of the outer priory precinct throughout the medieval period, first as the hospital croft and later as Butt Close. The site is likely to have been retained as green field until the late 16th/early 17th century when Red Lion Street was laid out. The predicted line of the inner precinct wall follows the eastern side of the alleyway to the rear of the Site, approximately 2.4m east of the southern Site boundary. Given the proximity of this feature to the Site, it is possible that sub-surface evidence of the wall and associated construction activity may survive within the eastern extent of the Site.
- 5.3.2 A **high** level of recorded archaeology is represented within the Study Area, the majority of which relates to the medieval development of St John's Priory. There is a **low** potential for the recovery of Prehistoric, Romano-British and Saxon material at the site and a **moderate to high** potential for the recovery of medieval and post medieval deposits. There is a **moderate to high**

potential for the recovery of material associated with the Norman inner precinct wall.

- 5.3.3 Geotechnical investigations identified a possible sewer traversing the Site within the footprint of proposed development. The nature, extent and historic value of this feature or its context was not established through these investigations. Given the documented occurrence of pre-early 18th century sewers at Britton Street (Refer paragraph 3.29) the potential exists for this identified structure to be of archaeological significance.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Archaeological Constraints

- 6.1.1 Overall, a **moderate-high** potential for the survival of archaeological deposits within the Site footprint has been identified. Predicted archaeology at the Site may represent evidence of the medieval inner precinct wall and medieval and post medieval garden activity pre dating the early 18th century laying out of Red Lion Street. Furthermore, a possible sewer identified at the Site may date from the post medieval period and may predate or be contemporary with the laying out of Red Lion Street.

6.2 Further Works and Mitigation

- 6.2.1 The Site is situated in an area of moderate to high archaeological potential, within an Archaeological Priority Area. Furthermore, the Site lies in proximity to the inner precinct priory wall with the possibility for the existence of pre 18th century sewers traversing the site. As a result of these factors and the extent of ground intrusion necessary for basement construction, it is anticipated that small scale archaeological fieldwork is likely to be required by the Greater London Archaeological Advisory Service.
- 6.2.2 It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site. Such a requirement would be inline with Policy D45 of the Islington Unitary Development Plan concerning Archaeological Priority Areas.
- 6.2.3 This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service) and could be secured by the attachment of a suitably worded condition to a planning consent.

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designations

8 APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1

WA No.	GLSMR Monument Reference No.	MoLAS Site Code	Statutory Designation LB= Listed Building, SAM= Scheduled Ancient Monument	Address	Description	Type	Easting	Northing	Period
1	MLO11079			St John's Square	Findspot of a stags horn hoe, a typical perforated antler axe. Received by the Museum of London in 1914.	findspot	531650	182150	Palaeolithic
2	MLO11076			Clerkenwell Road	Pointed handaxe found in 1883 near the Sessions House on Clerkenwell Road	findspot	531600	182100	Palaeolithic
3	MLO60783 MLO60784 MLO60785	ABP94		1-7 Albion Place	Several ditches and one small ditch or gully contained only Romano-British pottery. Quarry pits and Irregular linear cuts were also recorded which may represent agricultural or horticultural occupation. The distribution of finds and features indicates an associated settlement may be close to the north of the site. Various periods recorded at the site.	Excavation	531690	181950	Romano-British
4	MLO24750	BAD90		6-9 Briset Street	A Romano-British ground surface dated by pottery typology was recovered through excavation.	Excavation	531680	182010	Romano-British
5		JON89		42-47 St John's Square	8 pits containing evidence for possible domestic occupation	Excavation	531680	182180	Saxon
6		SJ889		47-49 St John's Square	Part of the 13th century north wall of the crypt recorded. Possible priors apartment also noted	Excavation	531650	182170	Medieval

7	MLO55061			49-52 St John's Square	During refurbishment works in 1986 at 49-52 St John's Square, ragstone walling thought to be the remains of St John's Priory were recorded. The wall incorporated an arched doorway and some chequerboard decoration.	Trial pits	531690	182160	medieval
8	MLO392	JER83		86 Clerkenwell Road	Discovery of right angled wall during cable trenching possibly associated with St John's Priory.	Watching brief	531660	182110	medieval
9	MLO68971, 974, 975	TCR96		96-100 Clerkenwell Road	Evaluation undertaken in 1996 revealed an open area of medieval dumping within the north-western zone of the inner precinct of the priory of St John. Also recorded Early medieval pits and late medieval domestic rubbish pits. By the late medieval period, a building had been erected in this area possibly constructed against the west side of the inner precinct wall. Demolished in the late 17th century at the earliest.	Evaluation	531600	182120	Medieval
10	MLO39873 MLO74178	BAD90 SNQ99		6-9 Briset Street	Excavation revealed for a deep ditch possibly a stream ditch related to St John's Priory. Evidence of demolition activity within the life of the priory was also recorded. Also noted in 1999 a wall representing the south wall of a building just outside the inner precinct of the priory, probably built not long after the foundation of the priory in 1144.	Excavation/watching brief	531680	182010	medieval
11	MLO6695-97	SJG95		St John's Lane	Surface of medieval St John's lane found made of rammed gravel and building material. Also evidence for agricultural soil and a n-s aligned wall thought to be the east side of the garden of the sub priory of St John Clerkenwell	Watching brief	531730	182030	medieval

12	MLO60786-90	ABP94		1-7 Albion Place	12th century quarry pits recovered contemporary with St John's priory and therefore may represent building work in the precinct. Contemporary refuse/cess pits and dump layers were also identified.	Excavation	531690	181950	medieval
13	MLO75020-2	SAJ98		89-97 st John Street	Medieval ditch interpreted as boundary marker or ditch associated with 'little lane' referred to in late medieval documents describing the holdings of St John's Priory, later known as Pissing Alley.	Excavation	531750	182040	medieval
14	MLO73461 MLO73462 MLO73464	BNT98		13-16 Britton Street	Dumped deposits containing medieval pottery. No further evidence of medieval life in the outer precinct was recorded.	Excavation	531650	182000	Medieval
15	MLO28748 MLO55869 MLO55870 MLO60797	KEE90		14 St John's Lane	Barrel lined well and 15th century ceramic watering can were found at the site within the outer precinct of St John's priory. Natural gravels also contained domestic animal burials dating from the 15th to 16th centuries.	Excavation	531690	181950	Late Medieval
16	MLO57367-68		LB 369305 SAM UDP ref AM2	St John's Lane	St John's Gate and Chamber. Extant structure built in 1504 by prior Thomas Docwra as part of the south entrance to the inner precinct. Sub structure of brick, north and south facades faced with stone. heavily restored in the 19th century	Listed Building (Grade I)/ Archaeological site	531723	182049	Late medieval
17	MLO57075	SJJ89		47-49 St John's Square	14-16th century inhumations from the priory cemetery which was associated with the 14th century nave	Excavation	531650	182170	Late Medieval
18	MLO38558	ALB89		2 Albermarle Way	Two inhumations recorded from the cloister area of the priory. The extent of cemetery soil indicated that similar deposits elsewhere in the area should be expected. Pits and cess pit of unknown date also recorded.	Excavation	531710	182140	Late medieval

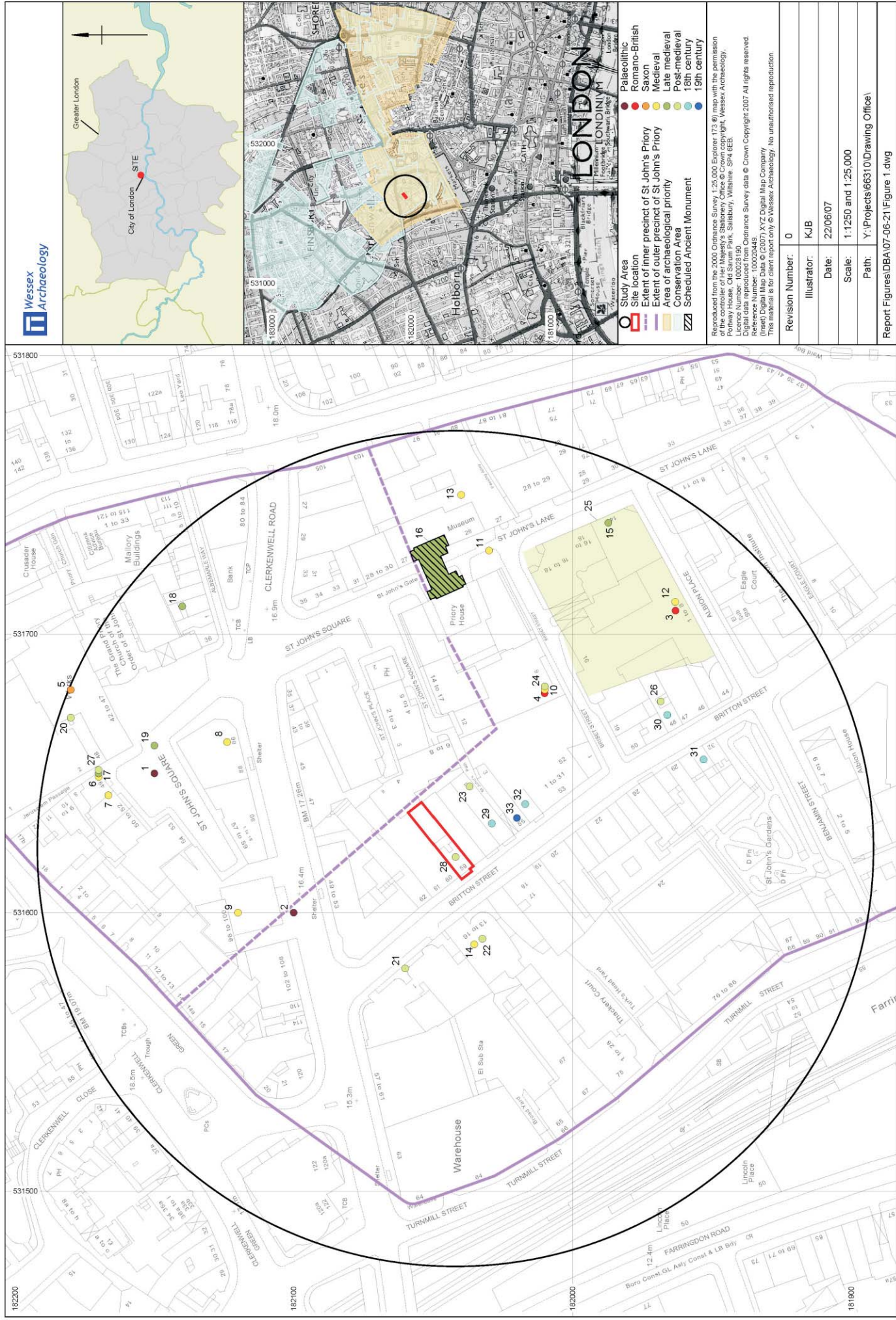
19	MLO43978			Clerkenwell Road	Burial ground belonging to St Johns Priory said to be set aside for burial of suicides and executed criminals. In 1348/9 2 land parcels were set aside for Black Death victims. Exact location of cemetery is unknown although evidence from Stow suggests it comprised '13 acres and a rod of land'.	archaeological site	531660	182150	Late medieval
20	MLO75739, 77030, 97903	SJU99		St John's Square	excavation revealed a number of pits containing 13th century stonework presumably dumped during the dissolution.	Excavation	531670	182180	Post medieval
21	MLO25952	GIN90		55 Clerkenwell Road	Evaluation recorded base of barrelwell with two complete waterlogged barrels. Also found 17th century garden soils and rubbish pits. The site lies within the outer precinct of the priory	Evaluation	531580	182060	Post medieval
22	MLO73461 MLO73462 MLO73464	BNT98		13-16 Britton Street	Dumped 17th century deposits were recorded but no evidence of 18th century structures. The area was probably still gardens until the setting out of Red Lion Street (Britton Street) in the early 18th century. One pit on the Turnmill Street side of the site contained material of 16th century date.	Watching brief	531650	182000	Post medieval

23	MLO77022 MLO77023 MLO77024 MLO76271	SIA02	1-2 St John's Path	<p>The lowest deposit encountered contained ceramic building material and fragments of green sandstone building material. Pottery is dated from the mid to late 17th centuries. A trench built foundation overlay the dump layer along the southern and western walls of 2 St John's Path. The surviving 19th century wall seems to have used the older brick in English cross courses. The backfill contained Ceramic building material (18th/19th century) and degraded wood although whether this relates to the destruction of the former building is as yet untenable. Trench 3 produced evidence for a flue structure made from dark red asymmetrical bricks, rendered internally with mortar. Modern pitting and construction of the pathway had heavily truncated the structure. The mortar was heavily scorched on one side indicating that hot gas/liquids had passed down it.</p>	Watching brief	531640	182040	Post medieval
24	MLO24765 MLO74179 MLO74038-040	BAD90 SNQ99	6-9 Briset Street	<p>Brick wall foundations of two buildings the north wall was founded on two courses of faced stone blocks obtained from the demolition of part of St John's Priory. In 1999, a pair of brick built cellars of mid 17th century date the north walls of which may contain ashlar from the priory great barn. Cellar infilled in mid 18th century.</p>	Excavation/watching brief	53168	18201	Post medieval

25	MLO25948 MLO60791-94 MLO28748 MLO55869 MLO55870 MLO60797	BR186 JAN90 ABP94 KEE90		Briset Street 1-7 Albion Place 14 St John's Lane	Site of mansion of Sir Maurice Berkeley, standard bearer to Henry VIII on a site within the outer precinct of St John's Priory. Excavation in 1996 revealed a 16th century spine wall. T 1-7 Albion Place the house was represented by extensive 16th and 17th century structures overlying an earlier building thought to be Prior Docwra's mansion. Excavations in 1994 at the same address found remains of the south wing of the house probably part of the domestic range. The building was thoroughly demolished in the 18th century. Evidence of an early 16th century building probably part of the mansion of Sir Thomas Dowcra Prior of the order of St John 1501-1527. On the same site as Berkeley House and 18th century Tenements. 16th century boundary also recorded dividing the site. The boundary may be associated with this boundary. Evidence for 16th century garden bedding trenches or drainage gullies and beam slots, rubbish and cess pits were also identified.	Excavation	53171	18198	Post medieval
26	MLO59657, 659, 660	BS193		48 Britton Street	Build up of possible Medieval and post medieval garden soil noted cut by the 16th century garden wall of Berkeley House to the east. Present building erected c.1719. Evidence for 19th century cess pits and drains were also recorded.	Watching brief/ Listed Building	53168	18198	Post medieval

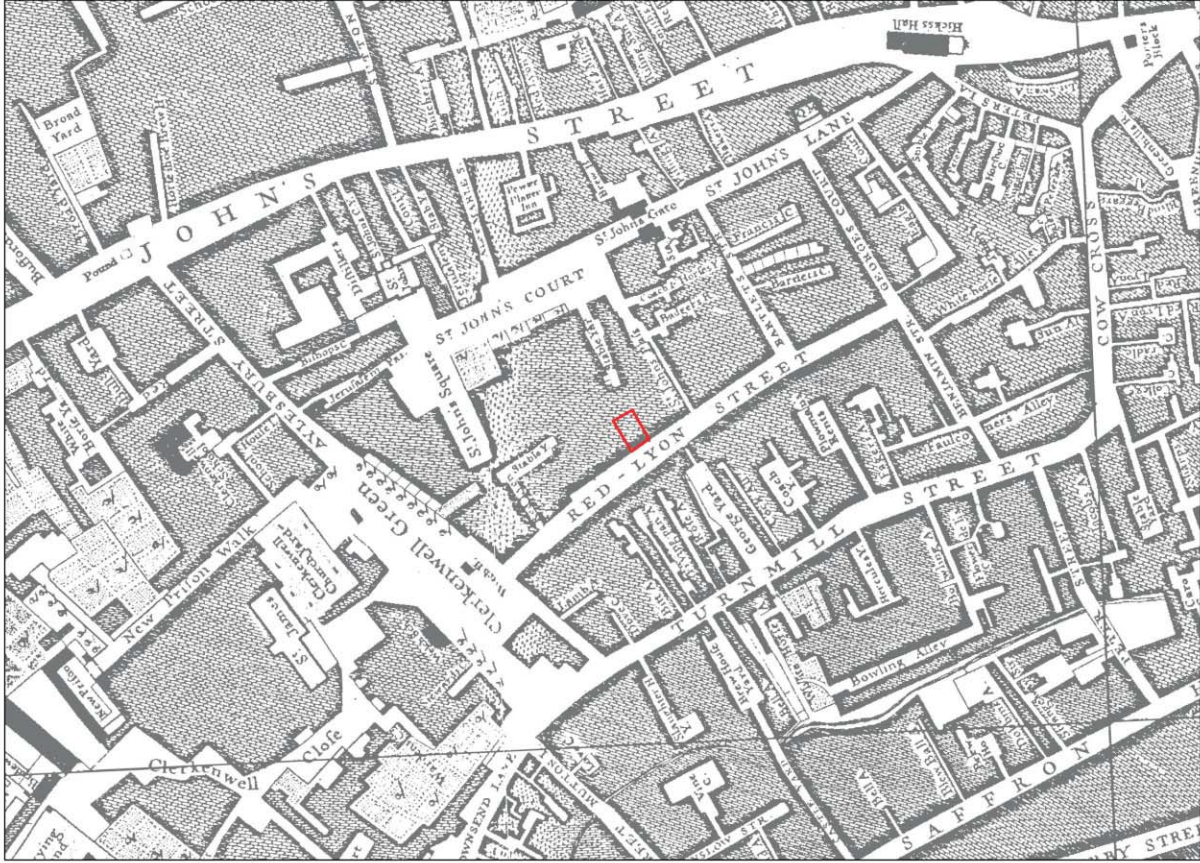
27	MLO25949	SJJ89		47-49 St John's Square	This location represents the site of the 17th century mansion of the Earls of Aylesbury within the priory precinct. Excavations revealed evidence of floor surfaces of tile. Clay and brick and the remains of joists of a wooden platform. A gateway was found with a graveled yard surface with wheel ruts. The mansion reused many medieval walls from the priory	Excavation	53165	18217	Post medieval
28	MLO86324		368590	59 Britton Street	Terraced House and railings. 4 storey's over basement, 3 window range. Multicoloured brick with red brick dressings, Welsh slate roof. Interior with late 18th and 19th century alterations.	Grade II Listed building	531620	182042	Post medieval
29	MLO85902		368589	56 Britton Street	Terraced house and railings, early 18th century although considerably rebuilt. Yellow brick with red brick dressings, Welsh slate roof. 4 storeys over basement with 3 window range.	Listed building	531632	182029	18th century
30	MLO86323		368586	48 Britton Street	Probably 18th century in origin with early to mid 19th century front. At one time it was a glass moulding works and during the 19th century it was a public house known as the Red Lion and French Horn, now offices. Yellow brick set in Flemish bond with slate roof. Three storey's with three window range. Front and internal ceilings rebuilt c.1985.	Grade II Listed Building	531671	181966	18th century
31	MLO85901		368585	30 Britton Street	Terraced house now used as office (With no. 32 Built 1720-23 developed by Simon Mitchell and built by George Greaves. Tellow brick set in Flemish bond. 4 storey's over basement, 2 windows in each storey with late 20th century replacement shop or office front.	Grade II Listed Building	531655	181953	18th century

32	MLO86853	368587	54 Britton Street	Terraced house and railings built 1720-1723 developed by Simon Mitchell and built by George Greaves. Multicoloured stock brick set in Flemish bond. 4 storey's over basement with 3 window range.	Grade II Listed Building	531639	182017	18th century
33	MLO86322 MLO86673	368588	55 Britton Street	Terraced house with shopc.1825 Multicoloured brick set in Flemish bond. Rebuilt in yellow brick to second floor. 4 storeys, 2 window range with slate roof. Ground floor has round arched entrance to St John's Lane Path to left. Rest of front taken up by 19th century wooden shop front.	Grade II Listed Building	531634	182020	19th century

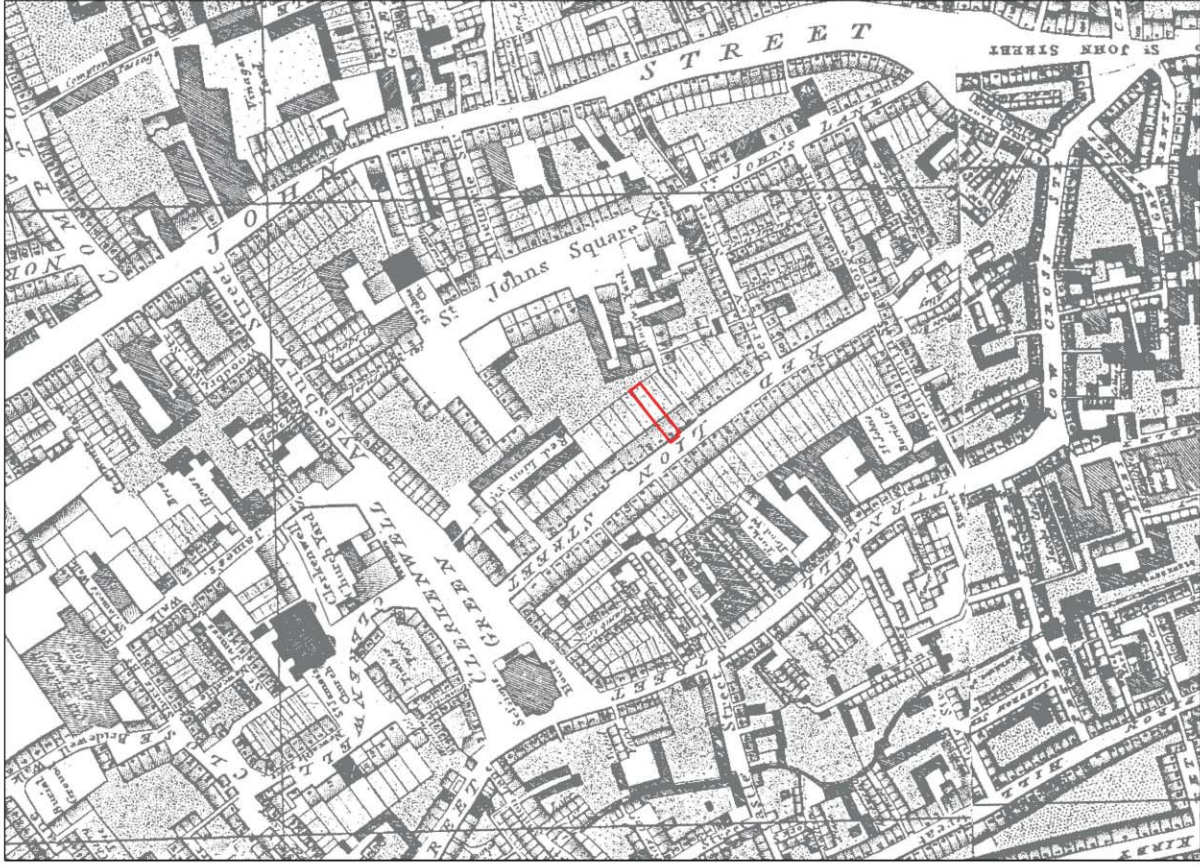


Study Area showing site outline, WA Numbers, priority precinct and designated areas

Figure 1



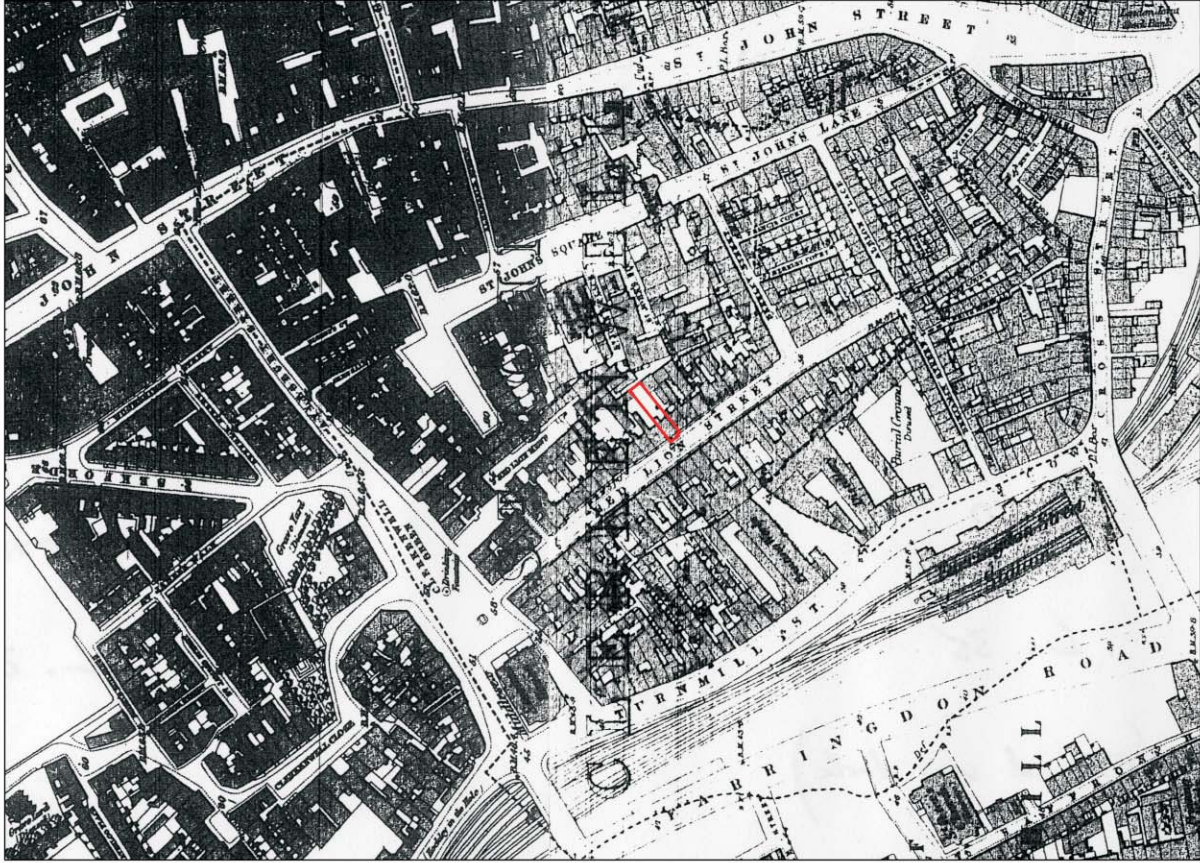
C. Rocque's map of London c.1737-1746 (Published 1747) showing approximate Site location



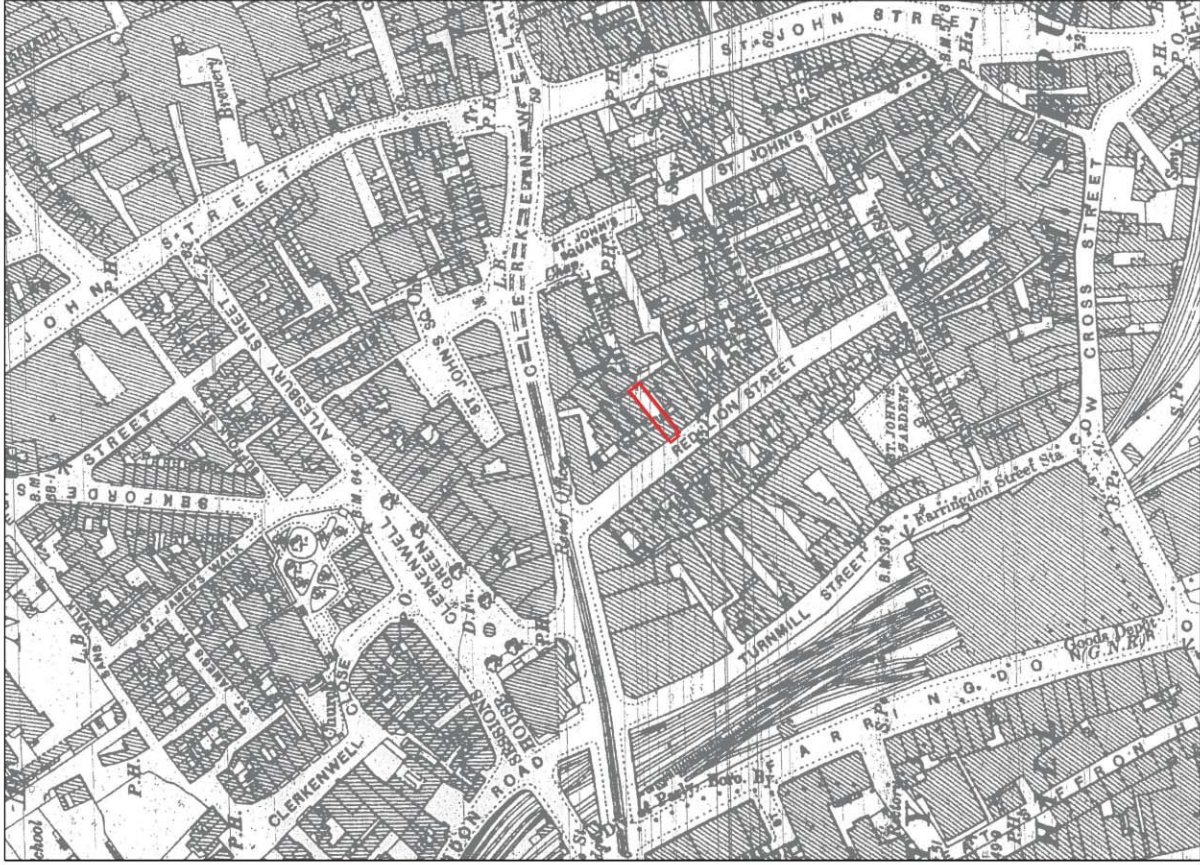
D. Horwood's map of London 1799-1819

Approximate Site location





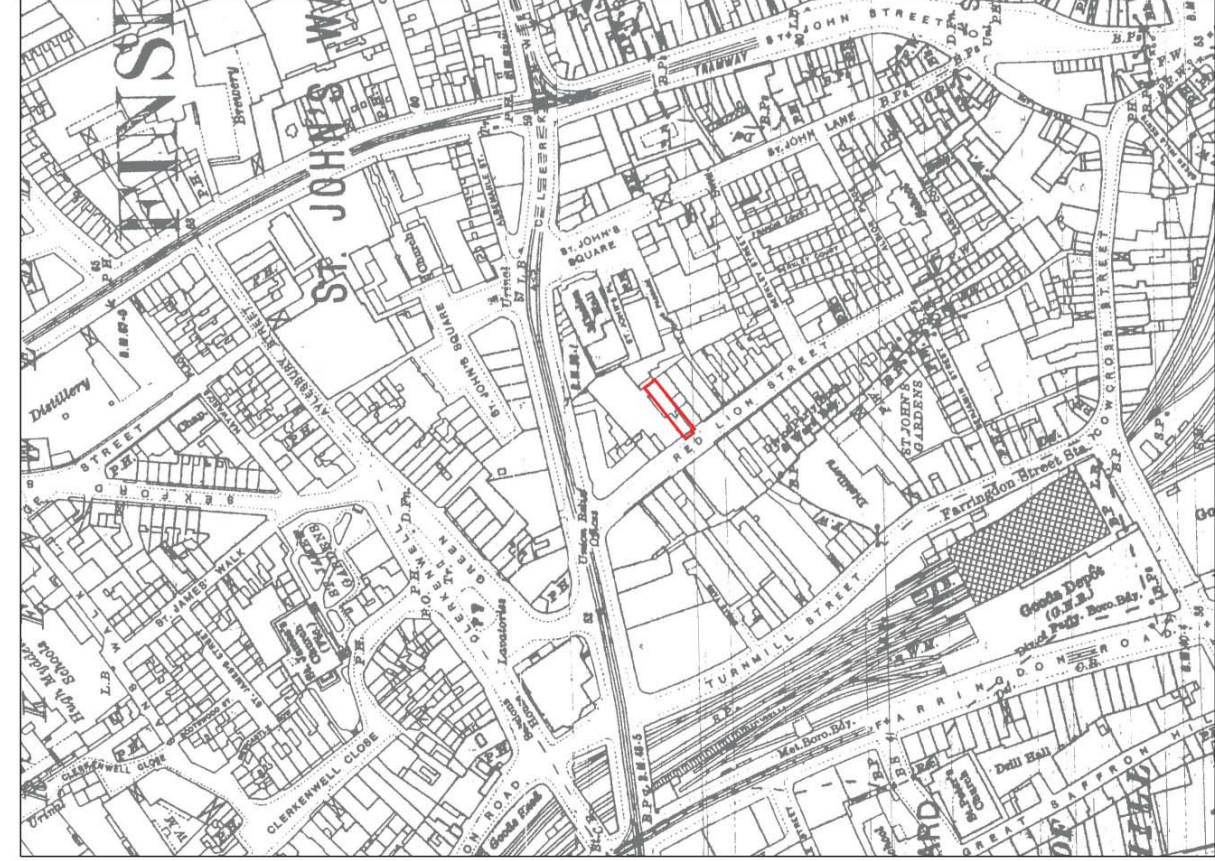
E. OS London 1:2500 Series, 1870 (Sheets L26 and 35)



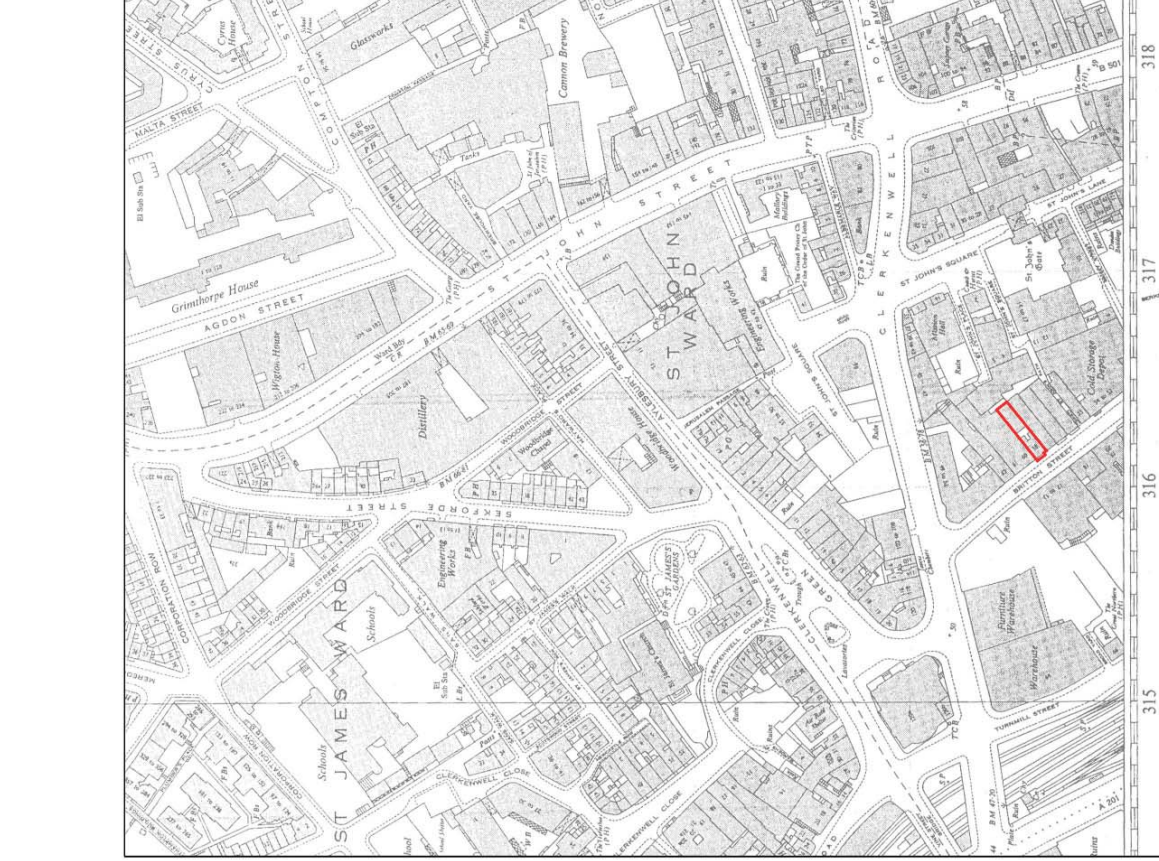
F. OS London 1:2500 Series, 1894-6 (Sheets L62 and 50)

Approximate Site location





G. OS London 1:2500 Series, 1916 (Sheets L51,6 and 51,10)



H. OS London 1:2500 Series, 1954 (TQ3182)

Approximate Site location



Map regression: 1916-1954

Date:	22/06/07	Revision Number:	0
Scale:	A. NTS, B. Approx 1:2,500	Illustrator:	KJB
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Figure 5



Plate 1. Façade 59 Britton Street. Looking north east



Plate 2. Railings and basement at front of property. Looking south east



Plate 3. View of rear courtyard. Looking north



Plate 4. View along path to rear of 59 Britton Street (off St John's Path). Looking north west



Plate 5. View along St John's Path and rear of terrace fronting onto Britton Street. Looking south west



Plate 6. St John's Gate, off St John's Square. Looking south east



WESSEX ARCHAEOLOGY LIMITED.

Head Office: Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.

Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

London Office: Unit 113, The Chandlery, 50 Westminster Bridge Road, London SE1 7QY.

Tel: 020 7953 7494 Fax: 020 7953 7499 london-info@wessexarch.co.uk www.wessexarch.co.uk

