



Plate 15: View of Doughty Mews from northern end by Guilford Street looking SE showing the frontages and elevations of the properties along the E side of the mews.

8 Conclusions

8.1 Potential Impacts

Full details of the groundworks required for the proposed development were unavailable at the time of writing, however a Design and Access Statement along with existing and proposed plans and an engineering schematic draft design for the groundworks were provided by the client on the 18th and 19th of May and 14th June 2023. Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

At the time of writing the groundworks for the proposed plans to include level access at ground floor level, a platform lift at ground floor level and a new concrete first-floor structure for the Papyri rooms will include:

- The removal of the original floor slabs to all three properties;
- A new ground bearing slab to be laid on two layers of compacted hardcore at No. 2;
- A new ground bearing slab in Nos. 3 and 4 supported by steel ground beams with 300mm diameter piles and concrete pads to support a new concrete first floor structure for the Papyri rooms and the new lift platform. The new floor will include insulation and heating;
- A 200mm local lowering of the floor slab in No 3 at the location of the proposed platform lift to provide level access with the new floor level;
- An overall 400mm reduction in the level of the floor at No. 4 (compared to existing floor level);
- 1m underpinning for the adjacent front/rear walls to account for the lowered floor level with supporting ground beams; and
- A rebuild of the external rear wall to No. 4 (due to extensive structural damage caused by tree-roots)

The geotechnical investigations that have been undertaken in the rear garden area of No. 4 and the historic investigations to the W/NW of the site show that substantial deposits of made-ground exist within the area. Trial Pit 1 of the geotechnical investigation (Herts & Essex Site Investigations 2021) found that the brick external wall footings extended to a minimum depth of 0.74m bgl, with made-ground observed to a depth of 1.83m, where an obstruction was encountered. The boreholes which were dug to a depth of 4m bgl encountered only made-ground. Some of the deposits are likely to represent post-medieval dumps/ground consolidation, probably set down prior to the construction of Doughty Mews. The land within which the Site lies was open fields prior to its development.

The results of the internal trial-hole undertaken recently within No. 4 are yet to be published. The deposit sequence should be able to further clarify the nature and extent of made- ground below the building's foundations.

It is considered that potential impacts on subsurface remains, in broad terms, will include the removal of the existing floor slab and foundations/existing services (manhole and drain pipes running internally below the existing ground floor surface close to the front wall of No. 3) and the bulk excavation for the new ground-floor slabs,

concrete pads, steel beams and underpinning works and excavation for new services (including drainage and electricity).

Areas where potential archaeological horizons exist and are not already truncated or buried beneath substantial depths of made ground will be impacted by the proposed works.

8.2 Overall Conclusions

The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with a **Moderate to High** potential for encountering archaeological remains of post-medieval date. It is unlikely that buried remains dating to the Prehistoric, Roman and Medieval period will be encountered.

The site lies within the London Suburbs APA (APA 2.11), which has potential to encounter evidence for the Civil War defences, where evidence for these has already been discovered in the eastern extent of the APA within which the Site lies. Deposits associated with the defences have been identified 140m to the SW of the Site, with a distinctively large ditch and communications trench identified 200m to the E/NE of the Site at Phoenix Place, just to the N of the known fort at Mount Pleasant. As the Site lay within open fields in the early post-medieval period, these may have been used to dump deposits associated with decommissioning of the earthwork fort and associated ramparts following the end of the Civil War. Similarly, ground-raising and consolidation may have occurred within the Site in advance of its development in the late 18th to early 19th century, as indicated in the results of the geotechnical investigations undertaken to the rear of No. 4 Doughty Mews. It cannot, however, be entirely ruled out that such deposits may have sealed potential archaeological deposits or features relating to the Prehistoric, Roman or Medieval periods, albeit the potential to encounter such activity has been assessed as **Low**.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the **Low to Moderate** potential of the site it is recommended that an appropriate programme of archaeological work (most likely a watching brief), the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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10 References

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10.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1682: William Morgan's Map of City of London, Westminster and Southwark

1720: John Styrpe's Survey of London

1746: John Rocque's 10 mile round up London Map of Westminster

1799: Richard Horwood's Map of London

1828: C. and J. Greenwood's Map of London

1877: Ordnance Survey 25-inch map.

1895: Ordnance Survey 6-inch map.

1914: Ordnance Survey 25-inch map.

1945: London County Council Bomb Damage Map of London

1946: Ordnance Survey 6-inch map.

11 Appendix 1: Historic Maps

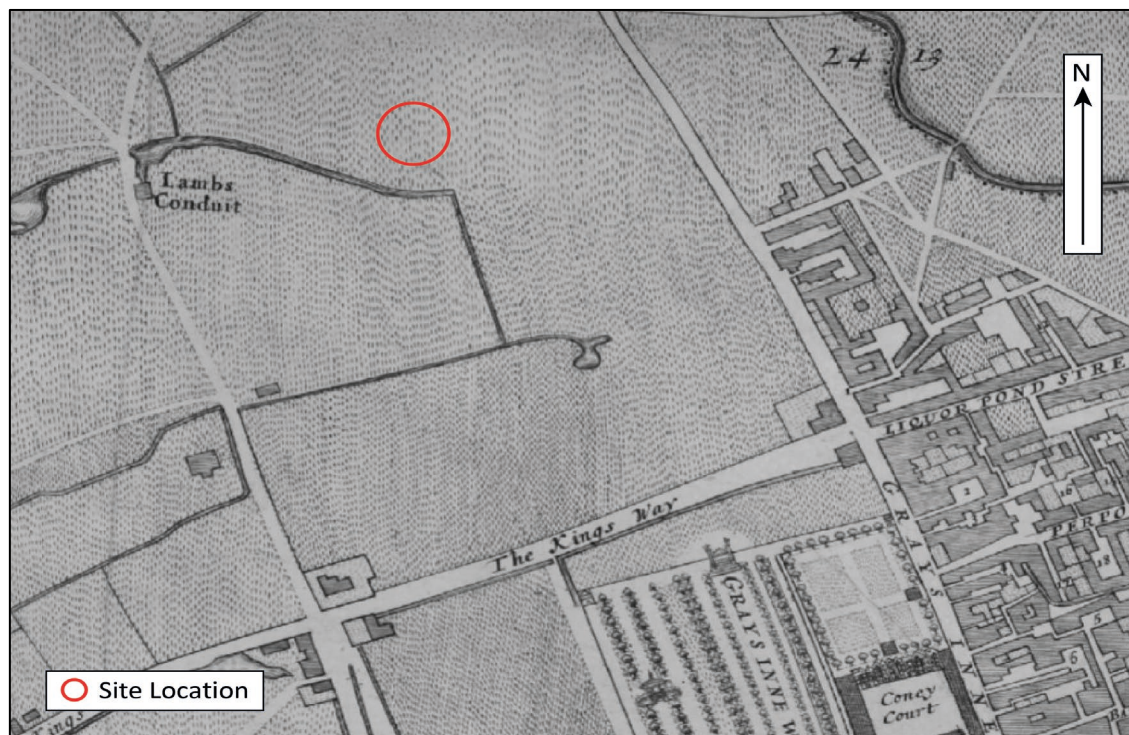
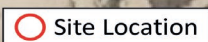


Fig 5: Extract of W. Morgan's Map of City of London, Westminster and Southwark (1682) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)



(Reproduced by courtesy of the British Library)



(Reproduced by courtesy of the National Archives)



Fig.8: Extract from Horwood's map (1799) showing the Site (marked in red)
(Reproduced by courtesy of the British Library)



Fig.9: Extract from the C. and J. Greenwood's map of London (1828) showing the site (marked in red)
(Reproduced by courtesy of the British Library)



Fig.10: Extract from the Ordnance Survey 25-inch map (1877) showing the site (marked in red)
(Reproduced by courtesy of the British Library)

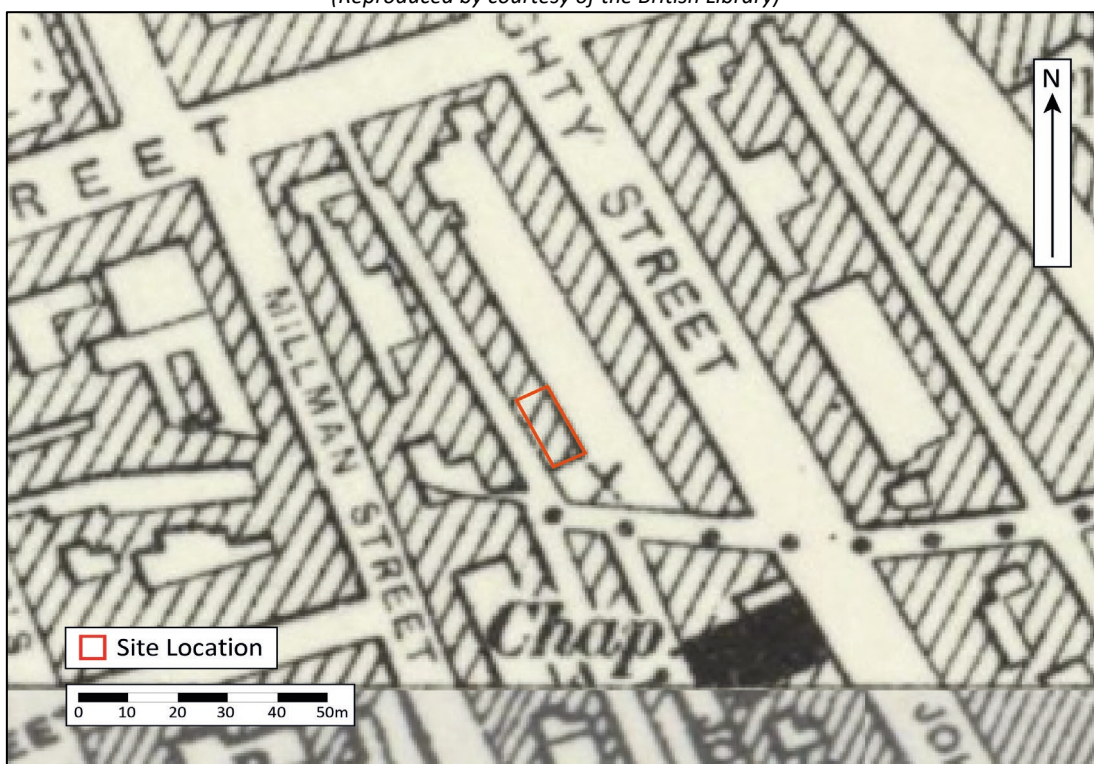


Fig.11: Extract from the Ordnance Survey 6-inch map (1895) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.12: Extract from the Ordnance Survey 25-inch map (1914) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)

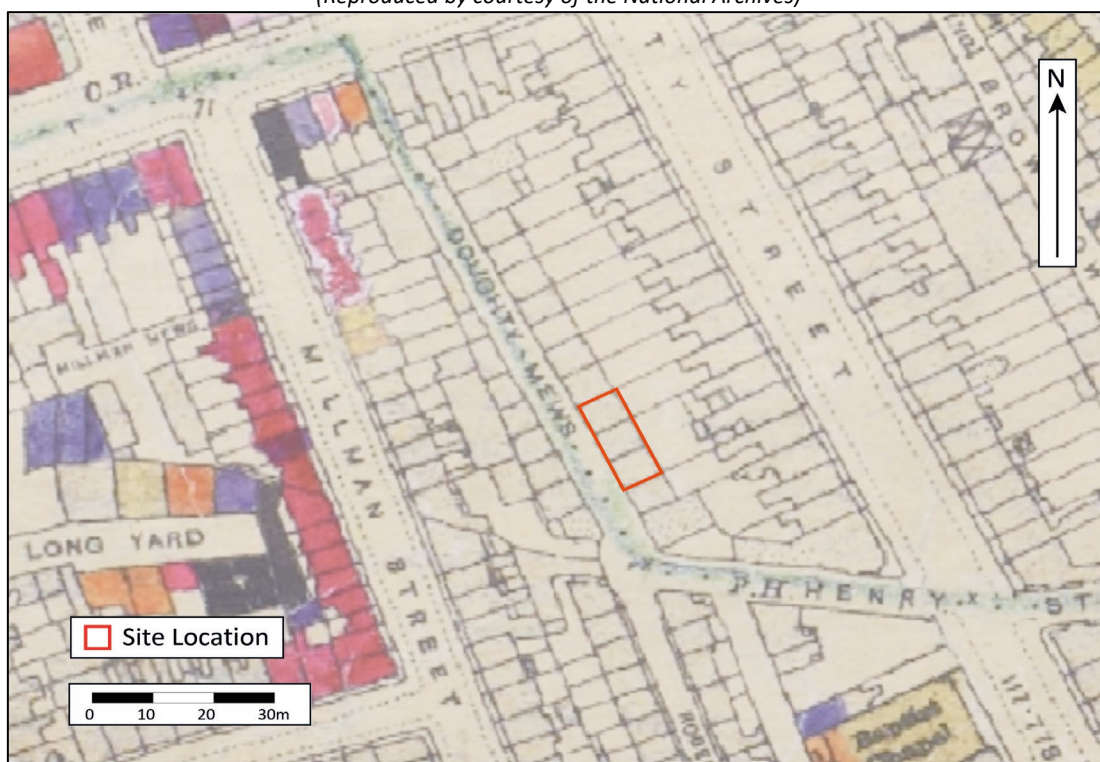
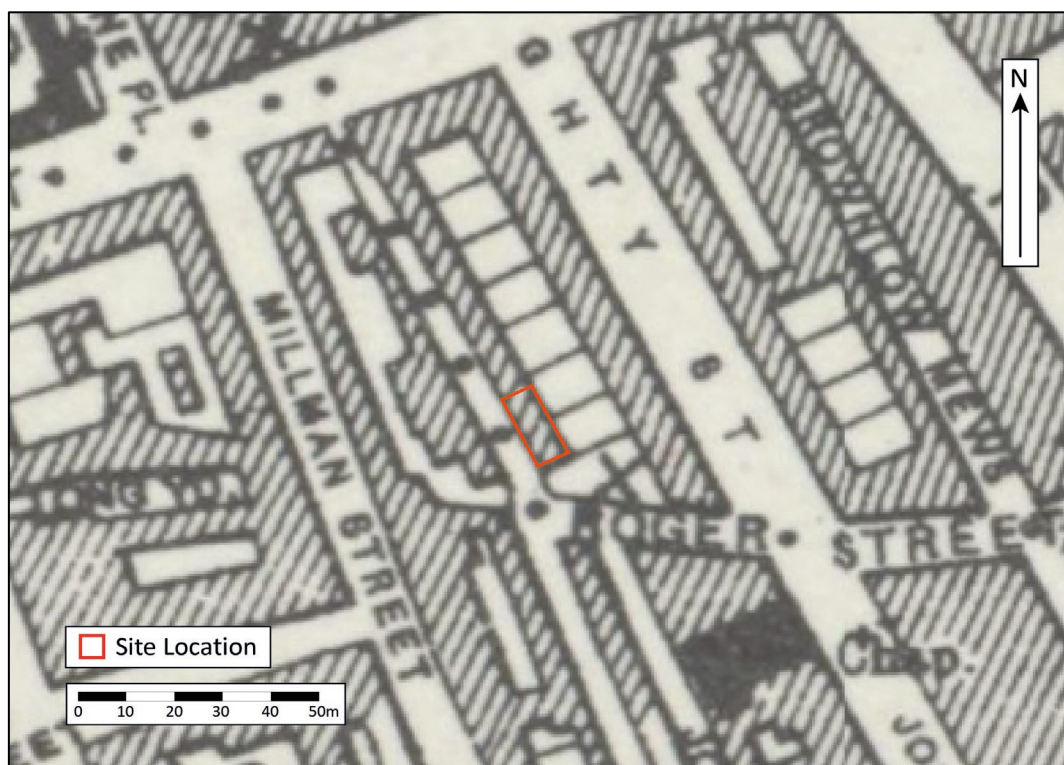


Fig.13: Extract from the London County Council Bomb Damage Map (1945) showing the Site (marked in red)
(Reproduced courtesy of the London Metropolitan Archives)



*Fig. 14: Extract from the Ordnance Survey 6-inch map (1946) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)*

12 Appendix 2: Existing Plans

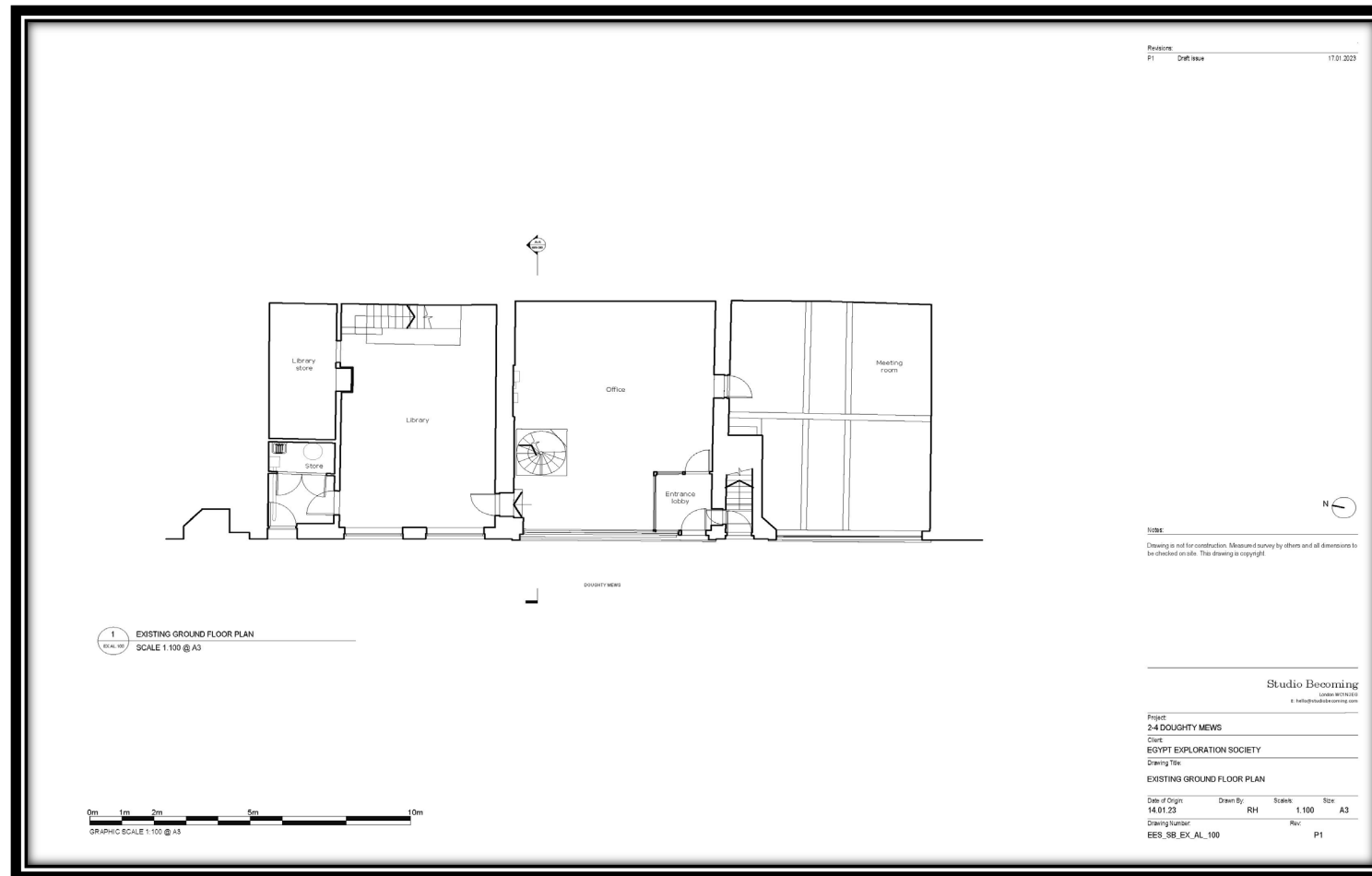


Fig. 15: Existing Ground Floor Plan
(Reproduced courtesy of client)

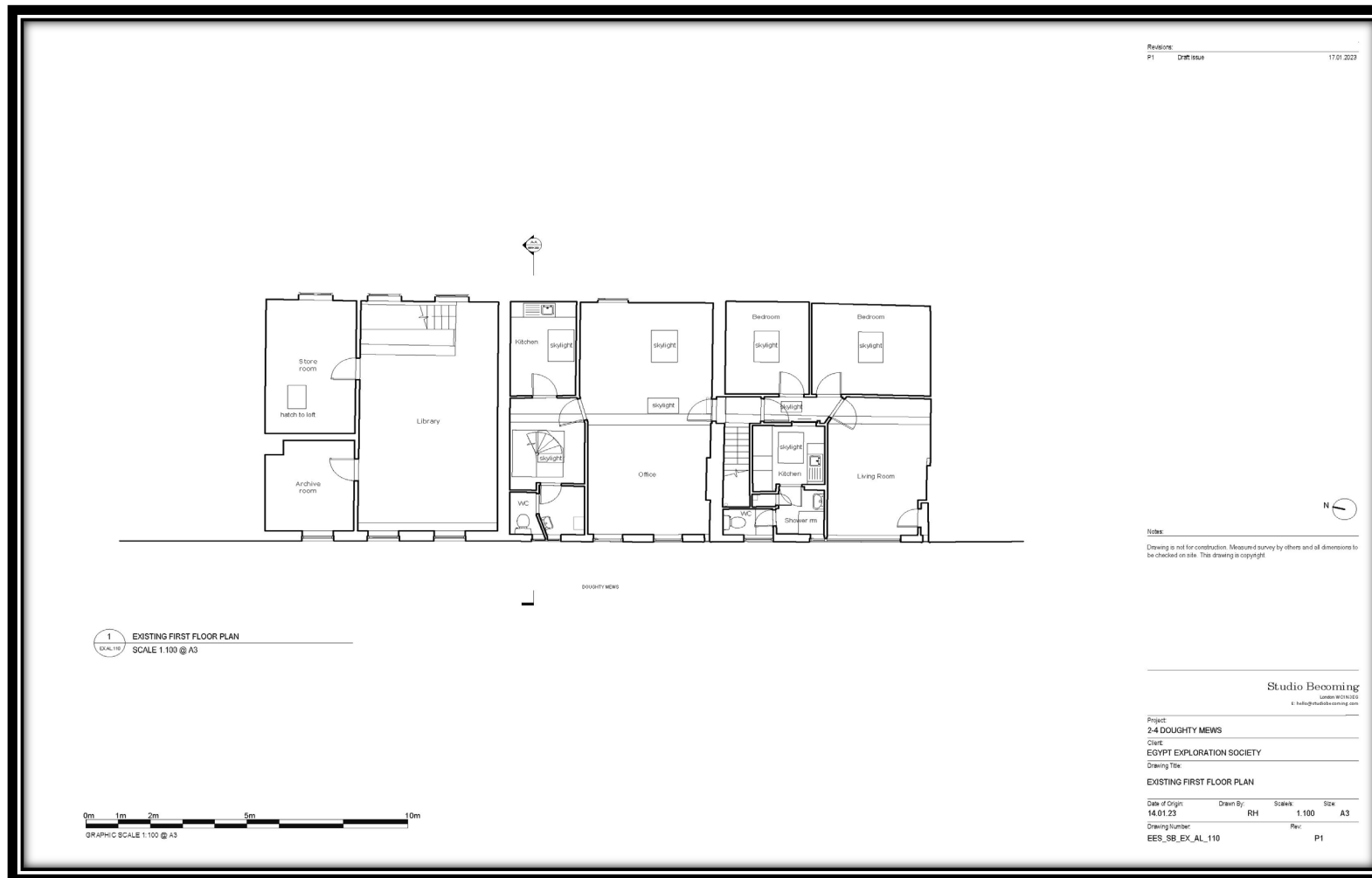


Fig. 16: Existing First Floor Plan
(Reproduced courtesy of client)

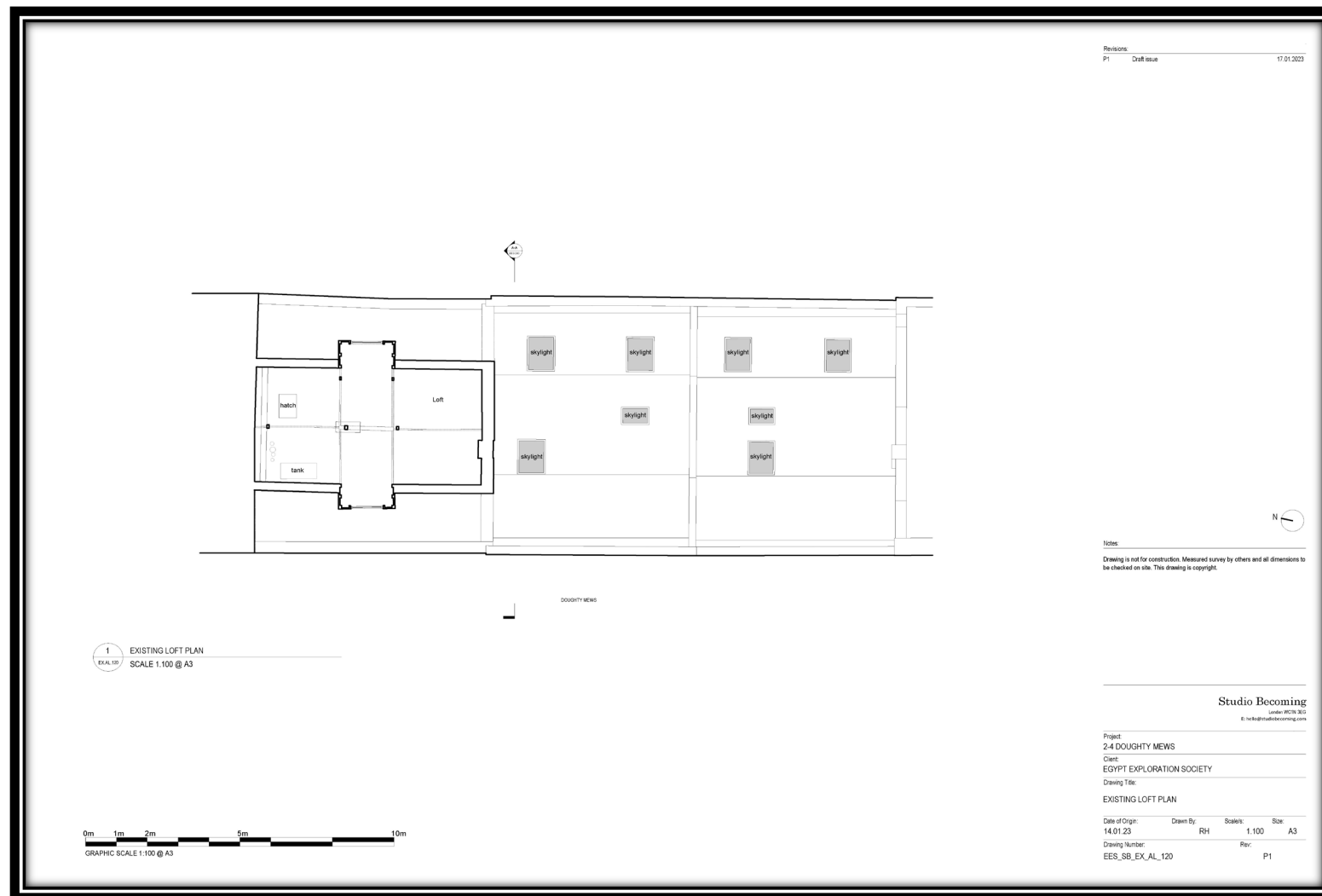


Fig. 17: Existing Loft Plan
(Reproduced courtesy of client)

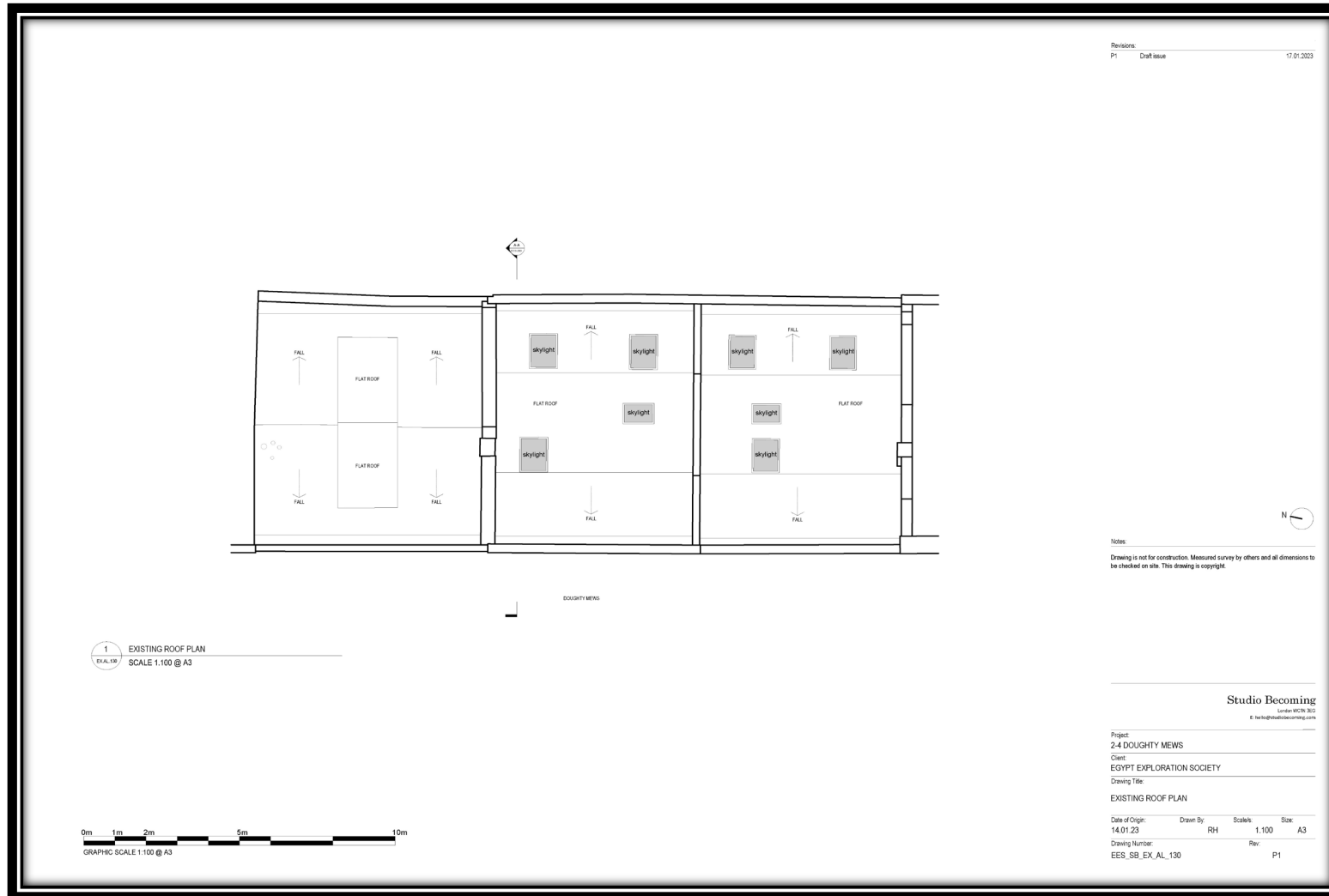


Fig. 18: Existing Roof Plan
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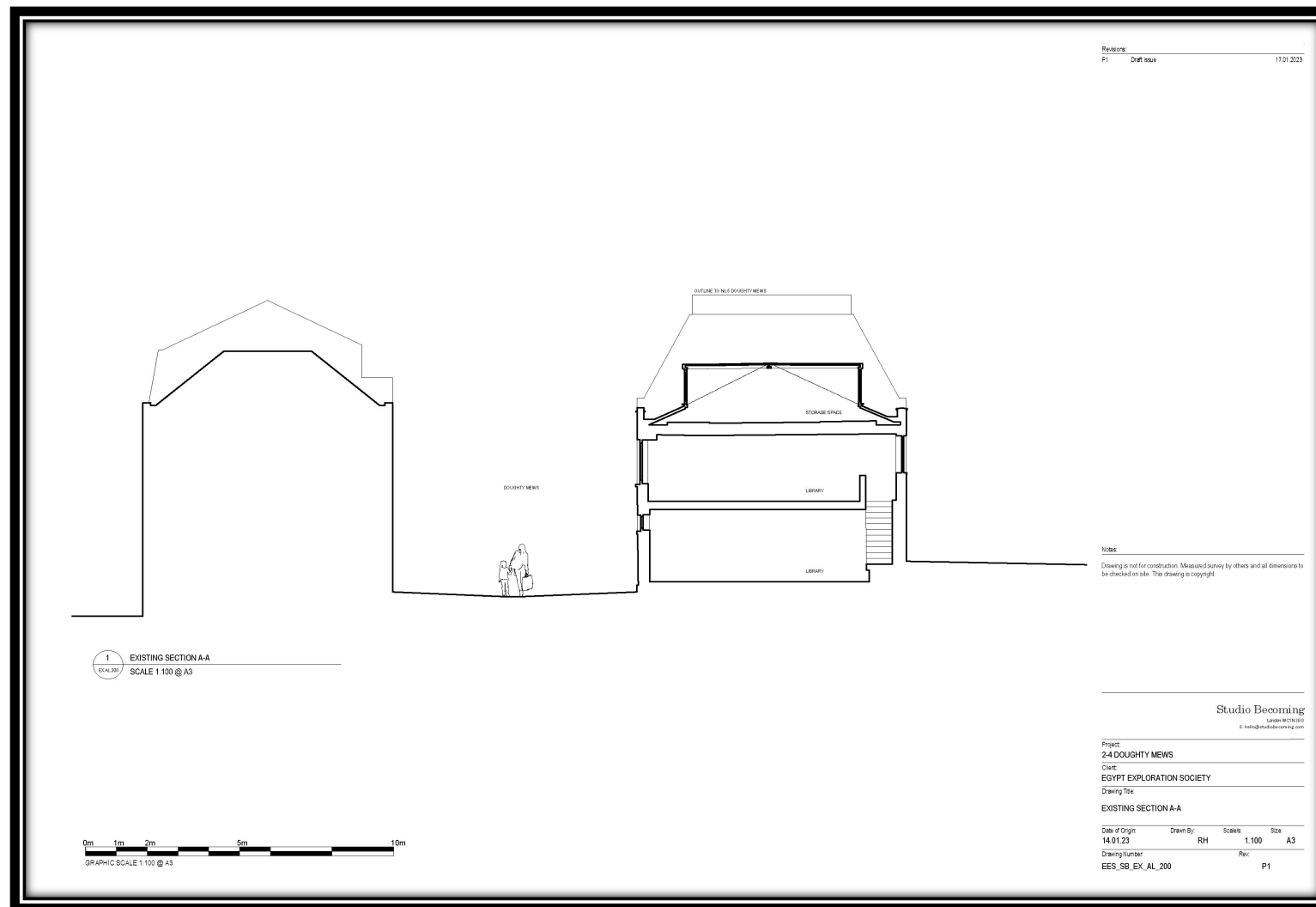


Fig. 19: Existing Section A-A
(Reproduced courtesy of client)



Fig. 20: Existing Front Elevation
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13 Appendix 3: Proposed Plans

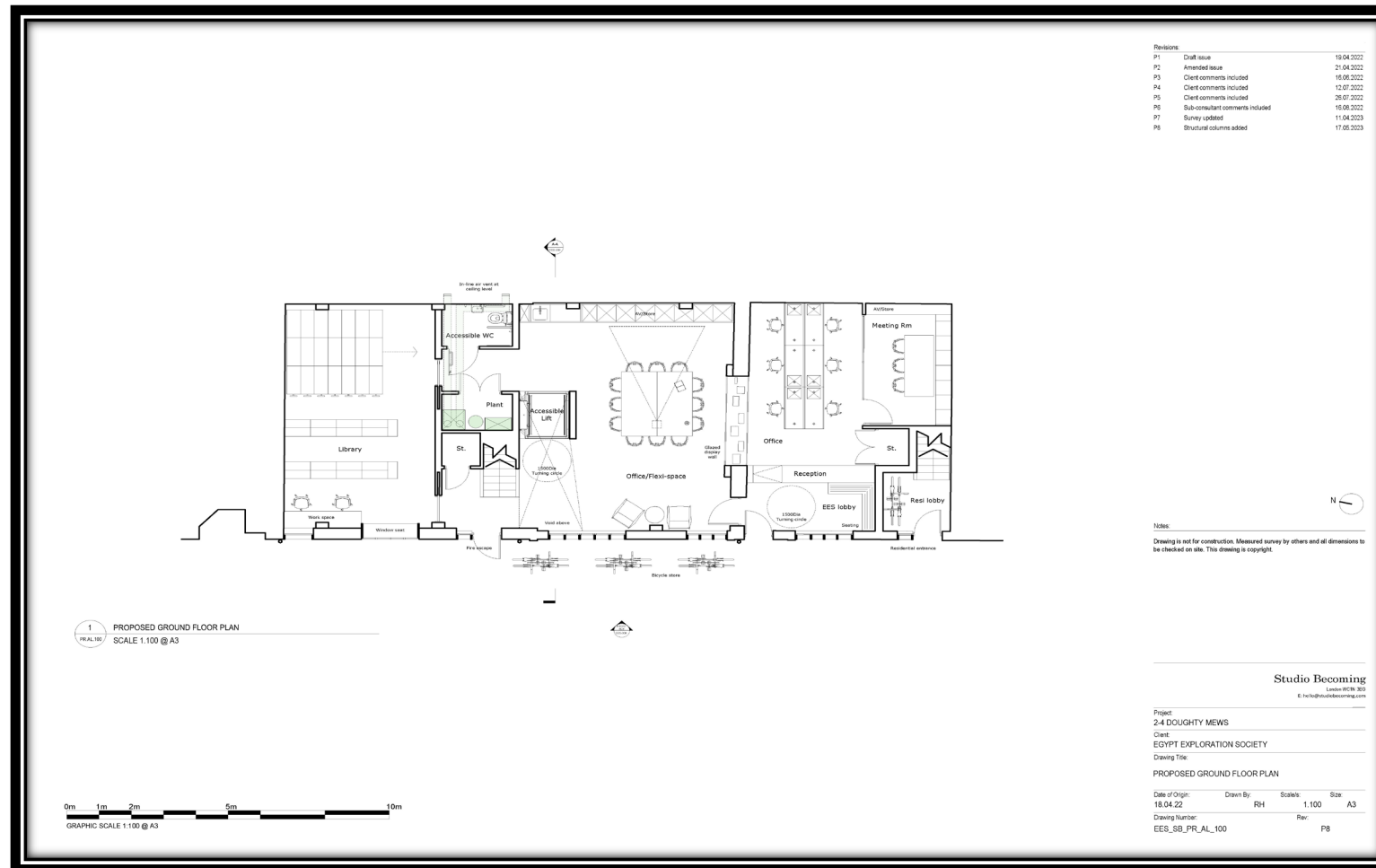
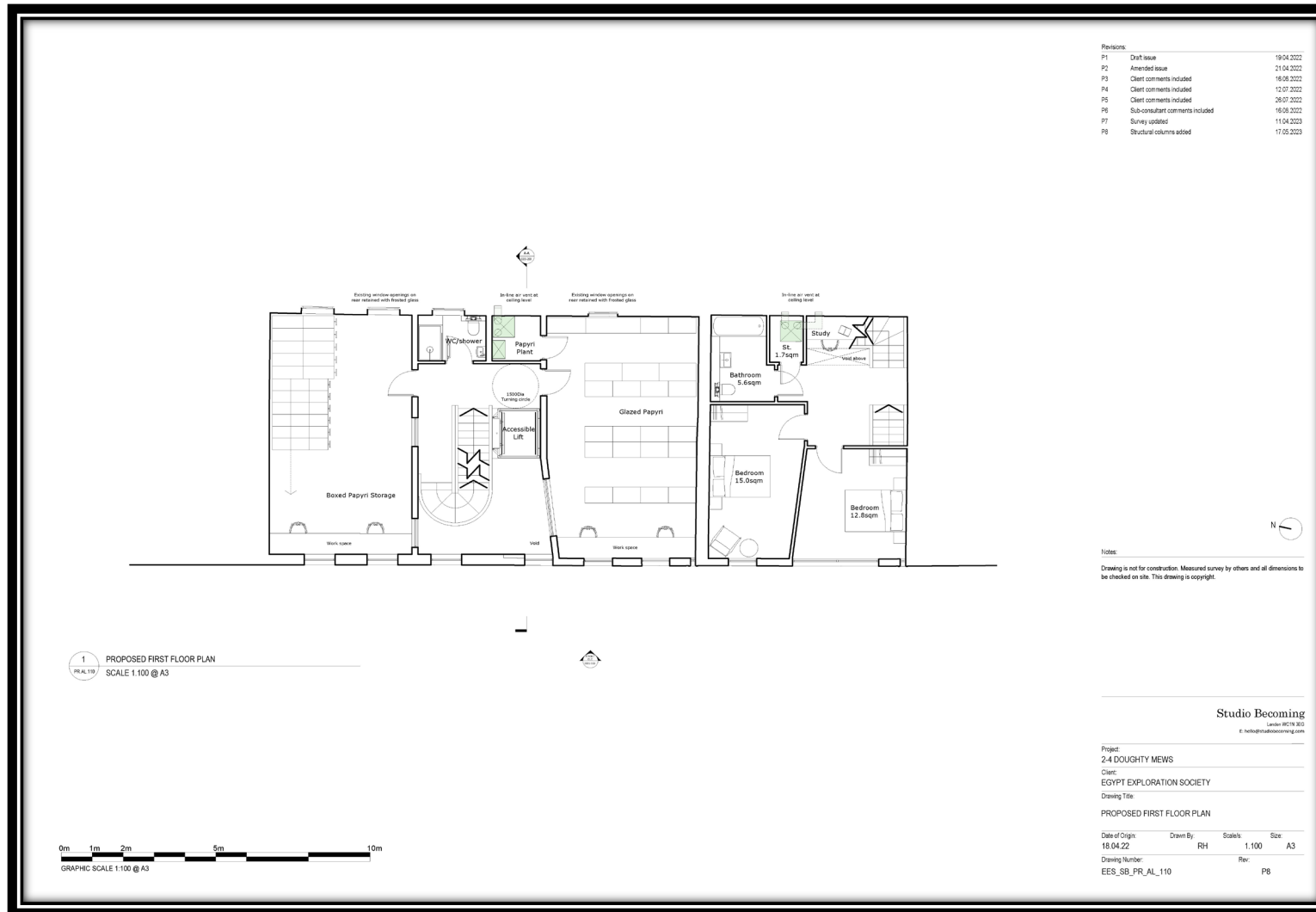


Fig. 21: Proposed Ground Floor
(Reproduced courtesy of client)



*Fig. 22: Proposed First Floor Plan
(Reproduced courtesy of client)*

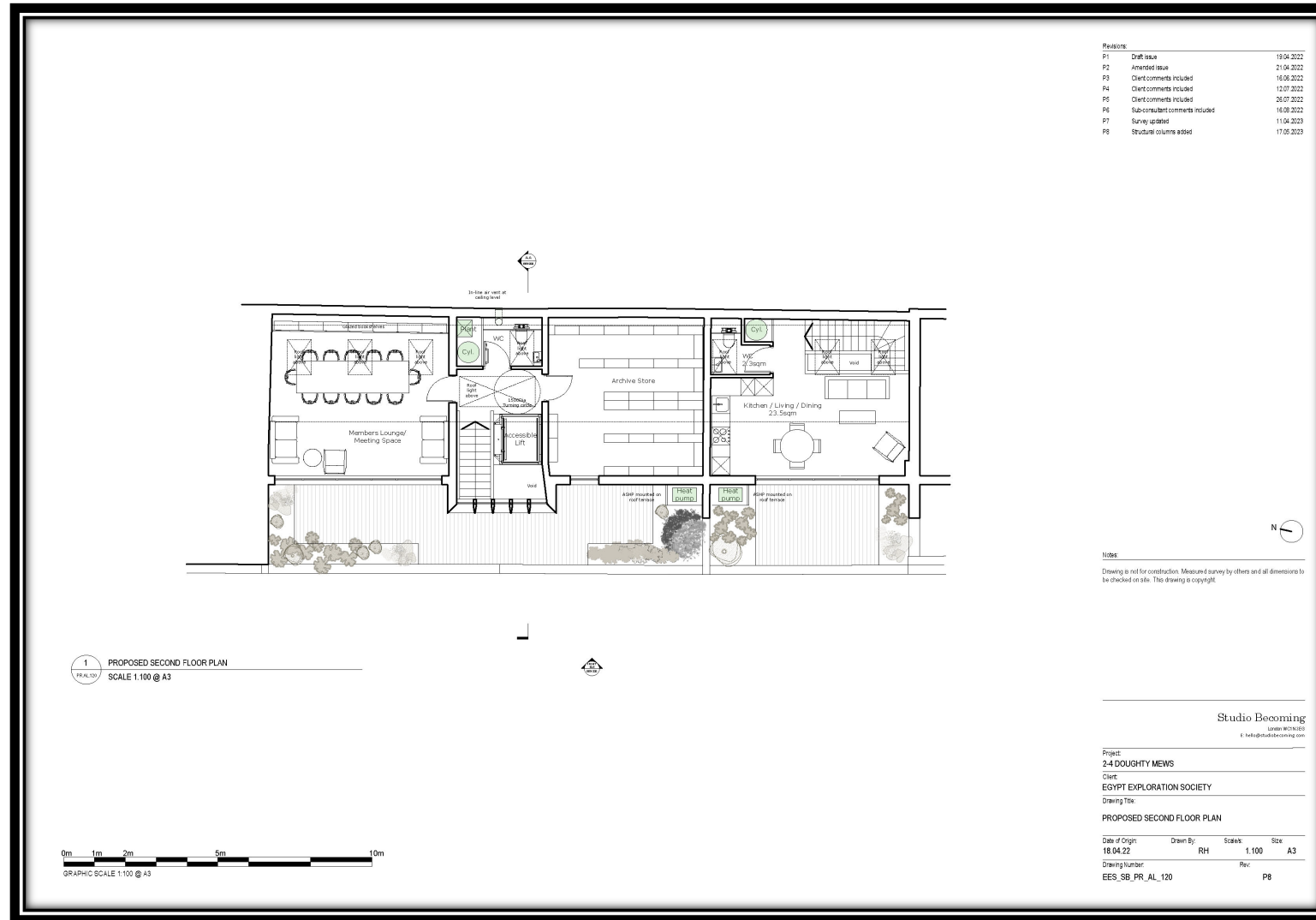


Fig. 23: Proposed Second Floor Plan
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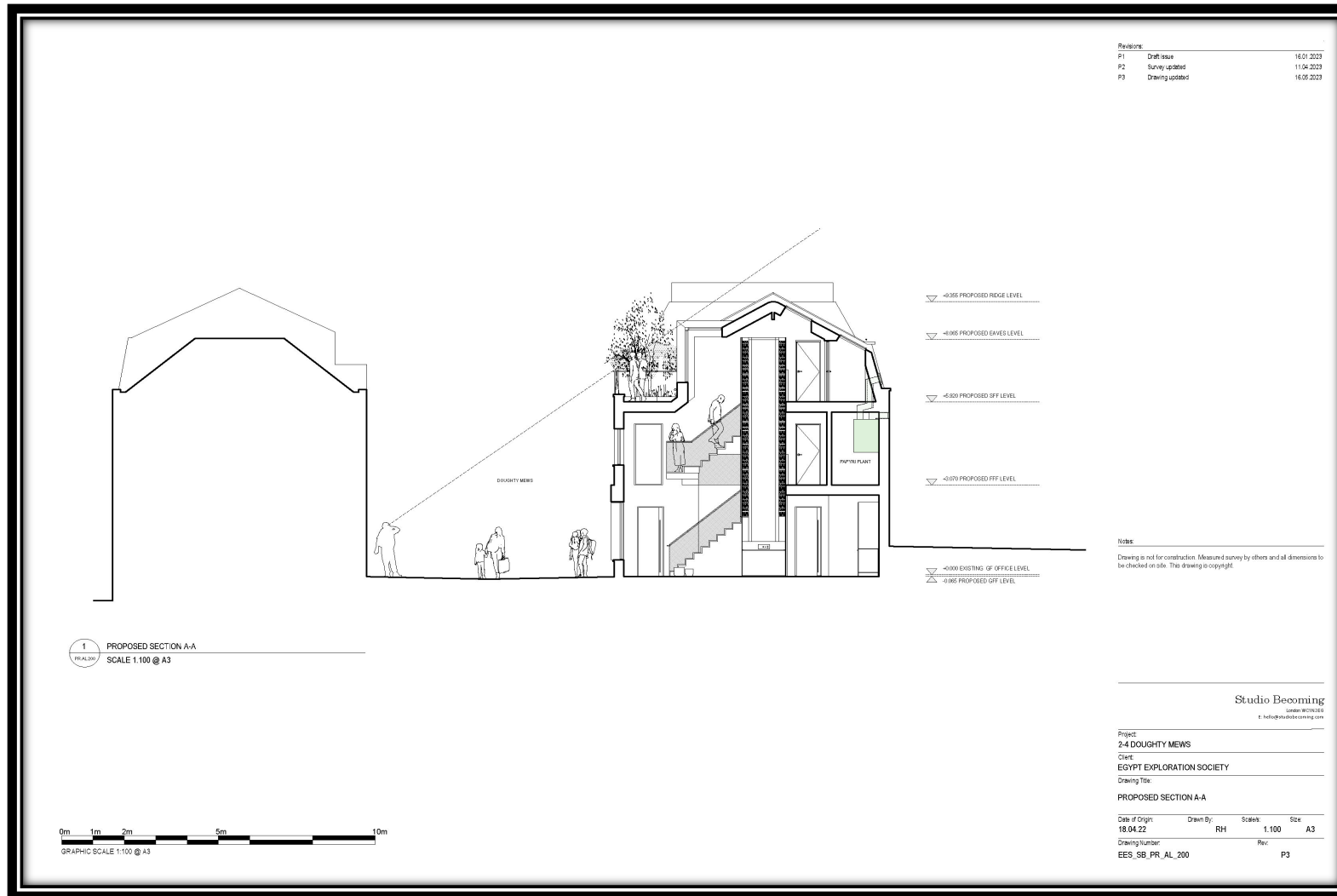


Fig. 24: Proposed Section A-A
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Fig. 25: Proposed Front Elevation
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