



Figure 4.9 Charles Booth's Poverty Map of 1889

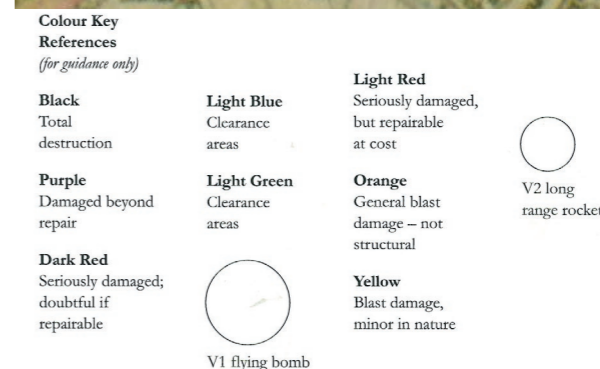


Figure 4.10 Extract from the LCC Bomb Damage Map (1947). Source: British Library

## 20TH CENTURY

- 4.25 The area underwent significant change as a result of a number of factors in the 20th century.
- 4.26 In the early 20th century, several theatres were constructed around St Martin's Lane and Shaftesbury Avenue. These included the Ambassador Theatre in West Street in 1913, the Cambridge Theatre at Seven Dials in 1930, and the Saville Theatre on Shaftesbury Avenue in 1931.
- 4.27 The area was bombed during the Blitz and an extract of the Bomb Damage Map published by the London County Council in 1947 is reproduced at **Figure 4.10**. This shows that the historic terraces towards the eastern end of Shaftesbury Avenue were marked for clearance. Those located on Stacey Street underwent either 'total destruction' or 'damage beyond repair'. To the south, the damage to Seven Dials was less severe with buildings mostly suffering 'general blast damage – non structural' or minor blast damage.
- 4.28 The decision was taken by the Covent Garden Market Authority to close London's main fruit and vegetable market which had operated in the

area since the 17th century. The market officially stopped trading on 8th November 1974 and was relocated to Nine Elms.

- 4.29 Surrounding warehouses were used for storage and merchants occupied office space. This significantly changed the character of the area, and the Covent Garden Action Area Plan of 1978 redeveloped the area with the Greater London Council ('GLC') being responsible for the introduction of many mixed-use schemes.
- 4.30 There is now a significant residential community within Covent Garden, which has met the aims of the action plan to preserve and double the existing residential population. A number of developments have helped enforce this: Matthews Yard; Earlham House; Comyn Ching; and Seven Dials Court. This has also introduced greater diversity in terms of architectural styles and eras.
- 4.31 Phoenix Gardens to the rear of the Site were established in 1984. The Gardens replaced a former carpark created when the previous buildings on the site were destroyed by bombing in the Second World War. The garden operates as a local community garden, run by a committee of volunteers made up of local residents and workers.

- 4.32 Given the extent of bomb damage during World War Two and areas of clearance along Shaftesbury Avenue and Stacey Street, this gave way for the construction of modern commercial and residential development. In 1982, 125 Shaftesbury Avenue, a 10-storey office block was constructed immediately adjacent to the Site. Further development followed throughout the mid-20th and early 21st centuries, including the office building of 151 Shaftesbury Avenue to the immediate east of the Site.