

6.0 Appendices

6.1 19th and 20th Century Local Area History [text and images from The Phoenix Garden website]



An untitled watercolour by F. Calvert and dated 1886.

On the right of the painting (the present site of the end of the garden adjoining Flitcroft Street) the artist shows the Georgian houses that once stood at the end of Stacey Street. The view is towards Flitcroft Street and you can just see on the left of the picture a building which still stands today. This is Shelton's Charity School built with money that the vestryman William Shelton left in his will of 1672. This school opened in 1815, after the original parish-run school that was founded with his money in Parker's Lane had to close due to spiralling costs. The remainder money was allowed to accumulate and was eventually used to found the charity school in located here.

Situated behind the cart is an 18th century courtyard called Eight Bells Yard. This lies behind the red gate at the end of the Phoenix Garden, today known as Book Mews. For centuries this site was occupied by the main leper hospital residential building, called the Mansion Place or Capital House. In 1539, after the dissolution of the monasteries by Henry VIII, the property was given by the crown to Lord Lisle (John Dudley) and it became his private residence. It became known as Dudley House and was the dwelling of the Duchess, Lady Alicia Dudley until her death in 1669. The mansion then became the property of the notorious Duke of Wharton. The house and its garden were demolished soon after with the building of Denmark Street, which was developed in the 1680's. F. Calvert, 1886.



World War II bomb damage to the east side of Stacey Street.

The 9th of October 1940 plays a big part in the history of the Phoenix Garden. That evening a number of bombs fell in the vicinity, chiefly at the back of St. Giles-in-the-Fields church and on the corner of Stacey and New Compton Street (where the present garden building is sited). The houses on the east side of Stacey Street (the site of our garden) were badly damaged, whilst there was a direct hit to No. 62 New Compton Street (Phoenix garden building).

The buildings here date from around 1775 when there was great rebuilding of the houses in the area, especially in Stidwell Street named after an early landowner called Sir Richard Stiddolph. In 1775 this street was renamed New Compton Street and we can presume the houses in the above photograph were built around the same time. Stacey Street was originally built in the 17th century and known as Brown's Gardens - Brown was a local gardener who rented a plot on the edge of the churchyard. However the name Stacey comes from the earlier 16th century when the street was just a footpath, for here James Stacey owned two houses on either side of the track. In 1878 the street was renamed after this former landowner.

Early in the last century and in the middle of this stretch of street (roughly the middle of the photograph) was No.7A, where in 1916 there was situated a motor engineering business belonging to Francis Ram. In the Post Office London Directory of 1920, the business was still here under the title of Stacey Street Engineering Works Ltd. Just before the bombs destroyed this street of residential and business properties in 1940, No.7A belonged to Edward James and was a motor car garage. At this time and a little further up the street at No. 9 was a printer called P.G. Savage & Son. Both of these businesses became history on that fateful night.



Showing the clearance of the bombed Stacey Street site.

This photograph was taken on the 13th February 1941 and shows the clearance of the entire east side of Stacey Street, which is now the site of the Phoenix Garden . This bombsite was used as a car park by the British National Car Parks until 1984 when the Phoenix Garden was established by the Covent Garden Open Spaces Association.



Looking west up New Compton Street, dated 3rd September 1941

This picture is taken outside the present site of the Phoenix Garden building looking up New Compton Street towards Shaftesbury Avenue. It illustrates the extensive damage caused to the Georgian houses and businesses on New Compton Street by the World War II bomb.



Further clearance work of the Stacey street bombsite, c. 1941

On the right of this photograph you can see damage to the back of the properties of No.'s 1 and 2 Church Passage (now St. Giles Passage). These were on the Phoenix Garden site where the entrance gates are situated. St. Giles Passage is an ancient 'churchway' within the Leper Hospital site, leading into the churchyard.

The 1916 records of the Post Office London Directory show that at No.'s 1 and 2 were the De Vere Press Ltd (printers) and George Brown, who was a photographic printer. By 1921, the De Vere Press was still in business here but the wonderfully named Star Publicity Co. who were process engravers by trade, had taken up residence. There was a farrier called Harbour & Perrot throughout these years at No.3 Church Passage, whilst records from 1916 show that the theatrical furnishers, James & Gus Elms-Lesters were also based here. (The Elms Lesters Painting Rooms are still a local business situated at the end of the Phoenix Garden on Flitcroft Street). By 1921 they had gone elsewhere and William Jeffcoat, a bookbinder had moved in.



Behind the properties on Church Passage and New Compton Street lay another building within the present Phoenix Garden site called Saville House which existed until the early 1960's.

By 1947, the Post Office Directory records show that no businesses were registered here although the buildings still stood and Ordnance Survey maps show that even as late as 1979, No.'s 1 and 2 St. Giles Passage and 58 - 60 New Compton Street were still standing, despite most of New Compton Street being cleared and used as car parks.

However, by the early 1980's, all these buildings had been swept away and had become part of the history of our garden site.

Corner of St. Giles Passage and New Compton Street, date unknown.

This is a great photograph from before World War II, showing the local inhabitants and houses which are now of course no more, for this is the New Compton Street front of the Phoenix Garden. No. 62 is on the left of the photograph, through to No. 58 on the extreme right of the picture.

What is curious is that there are no business signs on any of the properties, yet Post Office records show that many businesses were based here between the years 1916 to 1947 even after a bomb destroyed the end property, No. 62.

In 1916 and 1921 the Richards Brothers who were dairymen were based at No. 62, where the Phoenix Garden building is located now. At No. 60, the only local business to feature in the Post Office Directory dates from 1947 and was called K & M Electrical Co., who were electrical engineers. Before the war there were numerous little businesses here: by 1921, Abraham Mann was working at 61 New Compton Street as a boot and shoe repairer. John Carr was a saw maker located at No. 59 from 1916 until 1947 and he was joined at the same address in these later years by William Olding, a razor and scissor grinder.

At No. 58 in 1916, the grandly named British Hotel, Restaurant & Club Employees Society had their head office and George Sims was their Secretary; a merchant, Gordon Milliken Ltd. was also in business here in 1921 and records show that the premises had become Tony's Restaurant by 1947. No. 58 also features as a distinct landmark on an old map of St. Giles dating from 1871. This shows that on this corner of New Compton Street and St. Giles Passage stood an old pub called the Globe. Today if you look upon the ground on this street corner outside the garden you can see the remains of mosaic flooring from the doorway of the public house.

Although the No. 62 corner building of Stacey Street and New Compton Street was destroyed in 1940, No. 61 next door lasted until the early 1960's. The remaining houses on this stretch can still be found on an Ordnance Survey map of 1979. They were finally demolished in the early 1980's to make way for the Phoenix Garden.

6.2 Environmental Survey Report [by GEA]

Document Control

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EXECUTIVE SUMMARY

This executive summary contains an overview of the key findings and conclusions. No reliance should be placed on any part of the executive summary until the whole of the report has been read. Other sections of the report may contain information that puts into context the findings that are summarised in the executive summary.

BRIEF

This report describes the findings of a desk study carried out by Geotechnical and Environmental Associates Limited (GEA), on the instructions of Sustainable By Design, on behalf of The Phoenix Garden Committee, to determine the history of the site, potential for contamination and to provide preliminary information on foundation options with regard to the construction of a new two-storey building to provide a community space and warden facilities.

DESK STUDY FINDINGS

The earliest map studied, Greenwood's map of London, dated 1827, shows the site and the surrounding area to have been developed with numerous houses fronting onto Stacey Street, New Compton Street and what is now St Giles Passage. The first Ordnance Survey (OS) map, dated 1875, generally confirms Greenwood's map and a public house is shown in the southeastern corner of the site. By 1896 the public house had been replaced by houses. The 1947 aerial photograph of the site shows the majority of the terraced houses in the centre of the site to have been destroyed or demolished, and the 1951 map also shows the houses to be absent. Second World War bomb damage maps indicate Stacey Street to have been largely destroyed by bombing, with the total destruction of one house and approximately eight buildings to have been damaged beyond repair.

The 1953 map shows a building in the north of the site. The 1961 map shows the western portion of the site to be in use as a car park which was extended over the southern portion of the site at some time between 1974 and 1984. The building in the north of the site was demolished between 1991 and 1993. The existing small building on site is shown to have been built in the southwestern corner on the 1993 map and no significant change has occurred to the site to the present day.

PRELIMINARY UNEXPLODED ORDNANCE (UXO) RISK ASSESSMENT

The site has been subjected to bombing and in view of the absence of major redevelopment since that time, UXO may still exist below the site. It is therefore considered that a detailed risk assessment will be required prior to any work being carried out at the site.

CONTAMINATION RISK ASSESSMENT

The desk study has indicated that the site was initially developed with houses and following bombing during the Second World War it was subsequently developed as a car park and a landscaped garden. There may be a significant thickness of made ground at the site due to bombing of the houses and the rubble may contain sources of contamination. There may also be small isolated spillages from the use of the site as a car park. Using a qualitative rating system, the site is regarded as having a LOW risk of contamination but it would be prudent to carry out contamination testing at the site to confirm this assessment.

FOUNDATIONS

The British Geological Survey map of the area indicates the site to be underlain by the Lynch Hill Gravel over the London Clay Formation. If there is a limited thickness of made ground at the site, then the proposed building could be supported by utilising shallow spread of pad foundations. However, if the made ground is found to be of a significant thickness, a reinforced concrete raft may be appropriate if loads are light or a piled foundation solution could be adopted.

1.0 INTRODUCTION

Geotechnical and Environmental Associates (GEA) has been commissioned by Sustainable By Design, on behalf of Phoenix Garden Committee, to carry out a desk study on land known as Phoenix Garden, Stacey Street, London, WC2H 8DG.

1.1 Proposed Development

Consideration is being given to the demolition of the existing building on the site and subsequent construction of a new two-storey building with community space and warden facilities. This report is specific to the proposed development and the advice herein should be reviewed once the development proposals have been finalised.

1.2 Purpose of Work

The principal technical objectives of the work carried out were as follows:

- to determine the history of the site and surrounding area, with respect to any previous or present potentially contaminative uses;
- to research the geology of the site;
- to check records of data on ground water, surface water and other publicly available environmental data;
- to obtain services information for the site;
- to review bomb damage maps for the site;
- to use the information obtained in the above searches to carry out a qualitative risk assessment with respect to subsurface contamination; and
- to provide preliminary comments on foundation options.

1.3 Scope of Work

In order to meet the above objectives, a desk study was carried out, comprising, in summary, the following activities:

- a walkover survey of the site;
- a review of readily available geological maps;
- a review of publicly available environmental data sourced from the Envirocheck database;
- a review of historical Ordnance Survey (OS) maps supplied by Landmark;
- a review of online information on the Environment Agency (EA) website;
- a review of World War II bomb damage maps within the London Metropolitan Archives; and

- provision of a report presenting and interpreting the above data, together with our advice and recommendations with respect to the proposed development.

1.4 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third party information has been made by GEA.

2.0 THE SITE

2.1 Site Description

The Phoenix Garden is located approximately 300 m southeast of Tottenham Court Road London Underground station and 700 m northwest of Covent Garden London Underground station. The site is bordered to the west by Stacey Street, to the south by New Compton Street, to the east by St Giles Passage and a raised playground, and to the north by Stacey Street and a three-storey building. The site may be additionally located by National Grid Reference 529950, 181184.



A walkover survey of the site was carried out on 10 April 2011 by a geotechnical engineer from GEA. The site comprises an essentially level, and irregularly shaped area, with approximate dimensions of 70 m north-south by 25 m east-west. Access is gained to the site via a gate along St Giles Passage and the boundaries are mainly formed by a 0.5 m high brick wall with metal railings above.



The garden comprises a soft landscaped area with a single-storey building in the southwestern corner which is mainly used for storage. It is very well kept with small isolated grass areas with numerous deciduous and coniferous trees up to 20 m in height separated by numerous paths. There are also a number of ponds in the garden, the largest of which occupies the northeastern corner of the site.

2.2 Site History

The site history has been researched by reference to maps obtained from the internet and historical Ordnance Survey (OS) maps sourced by the Landmark database.

The earliest map studied, Greenwood's map of London, dated 1827, shows the site and the surrounding area to have been developed, with the site occupied by numerous houses fronting onto Stacey Street, New Compton Street and what is now St Giles Passage. A church yard is shown to the northeast of the site.

The earliest Ordnance Survey (OS) map studied, dated 1875, generally confirms Greenwood's map and a public house is shown in the southeastern corner of the site. Terraced houses are shown to the west and south of the site at this time, with St Giles Church and a disused graveyard shown to the northeast and east. St Giles Hospital is shown to the north at that time. By 1896 the public house in the southeastern corner of the site had been replaced by houses. The 1947 aerial photograph of the site shows the majority of the terraced houses in the centre of the site to have been destroyed or demolished and the 1951 map also shows the houses to be absent.

Bomb damage maps from World War II held by London Metropolitan Archives show Stacey Street to have been damaged by bombing. The maps show the total destruction of one house, in the southwestern corner of the site, with approximately eight neighbouring buildings damaged beyond repair, and a further three classified as doubtful if repair possible. A copy of the relevant bomb damage map is included in the Appendix.

The 1953 map shows houses on the southern boundary of the site along New Compton Road and a building in the north. A public house, Smith House, was located in the east of the site, the disused graveyard to the northwest of the site is labelled as a playground on this map and the majority of the houses to the west of the site had been replaced with the Phoenix Theatre. The 1961 map shows the western portion of the site as a car park. Demolition of Smith House is shown to have occurred between 1968 and 1970, which allowed the extension of the car park towards the west. The car park was extended over the southern portion of the site at some time between 1974 and 1984, with the building in the north still shown. The building in the north of the site was demolished between 1991 and 1993 and the site is no longer labelled as a car park on the 1993 map. The existing small building on site is shown to have been built in the southwestern corner by 1993 and no significant changes have occurred to the site since that time.

Internet sources¹ suggest that a house of prayer or chapel was present at the site of the St Giles Church since 1101, when Queen Matilda founded a leper hospital, which operated until Henry VIII disbanded the hospital in 1539, and it became a parish church in 1547. Information available on the internet² has also revealed that after the disbandment of the church, James Stacey built two large houses on the grounds of St Giles Hospital. Stacey Street was formed and provided a pathway between these two houses around 1680; however, it was known as Brown's Gardens until 1878 when it was named as Stacey Street.

The internet search also revealed that the car park previously occupying the site was removed and the establishment of the Phoenix Garden started in 1984, which slightly contradicts the information from the OS maps.

¹ www.stgilesonline.org/heritage-resources/history.php#history

² www.coventgarden.uk.com/features/history/ih_streets.php?street=95&submit=Go&submitted=TRUE&p_id=features&c_id=street

2.3 Other Information

A search of public registers and databases has been made via the Envirocheck database and extracts from the results of this search are included in the Appendix. More detailed information relating to the search can be provided on request.

The report has indicated that there is one historic landfill site within 1 km of the site, approximately 760 m east of the site, records do not provide any closure date or received waste.

There are no licensed waste management facilities, transfer stations, treatment or disposal sites within 500 m of the site.

There are no reported pollution incidents to controlled waters within 500 m of the site.

Reference to records compiled by the Health Protection Agency (formerly the National Radiological Protection Board) indicates that the site falls within an area where less than 1% of homes are affected by radon emissions and therefore basic radon protective measures will not be necessary.

Flood data obtained from the Envirocheck report shows that the site is not within the likely zone of flooding or extreme flooding from rivers or seas without defences.

3.0 GROUND CONDITIONS

3.1 Soil Conditions

The Geological Survey map of the area (BGS sheet 256, North London) indicates the site to be underlain by the Lynch Hill Gravel over the London Clay Formation. The Lynch Hill Gravel consists of silty sand and gravel and the London Clay generally comprises firm becoming stiff silty fissured clay.

3.2 Groundwater Conditions

Information gained from Envirocheck indicates the site to be underlain by a minor aquifer. Furthermore, the Envirocheck information suggests the bedrock designation of unproductive strata, and the superficial deposits have a designation of Secondary A Aquifer.

The site does not lie within a source Protection Zone (SPZ), as defined by the Environment Agency (EA).

Ground water within the superficial deposits is likely to flow towards the River Thames, approximately 900 m to the south of the site, which flows toward the east.

4.0 RISK ASSESSMENT

Consideration is being given to the demolition of the existing structure in the southwestern corner of the site and the subsequent construction of a two-storey building to provide community space and warden facilities.

4.1 Environmental Risks

The desk study has indicated that the site was initially developed with houses and following bombing during the Second World War was subsequently occupied by a car park and then the existing landscaped garden. The area to the north was once a leper hospital and grave yard associated with St Giles Church.

There may be a relatively significant thickness of made ground below the site, associated with demolition of the houses that formerly occupied by the site, which may have had basements, and possible infilling of WWII bomb craters. In addition the former houses on the site may have had basements and it is likely that any demolition of the houses would have resulted in backfilling of the basements. However the former use of the site as residential and the presence of a car park do not indicate a significant source of contamination.

Part IIA of the Environmental Protection Act 1990, which was inserted into that Act by Section 57 of the Environment Act 1995, provides the main regulatory regime for the identification and remediation of contaminated land. As part of the new regime local authorities are required to carry out inspections of their area to identify sites that may be contaminated. The determination of contaminated sites is based on a "suitable for use" approach which involves investigating the risks posed by contaminated land by making risk-based decisions. This risk assessment is carried out on the basis of establishing one or more "pollution linkages"; a pollution linkage requires a source of contamination, a sensitive target or receptor that is at risk from the contamination and a pathway by which the contamination can travel from the source to the target.

Current guidance to Local Planning Authorities (LPAs) also indicates the need for a risk assessment and requires that where development is proposed on land that may be affected by contamination, a risk assessment should be carried out for consideration by the LPA before the planning application is determined. Where unacceptable risks are identified proposals need to be made to address these risks as part of the development process. The guidance recognises the benefits of a phased approach and the desk study is the first phase in the process of investigating and identifying contamination to assist in the determination of a planning application.

In accordance with the guidelines provided by CIRIA³, the following table summarises possible pollution linkages for the site, on the basis of a residential end use for initial screening purposes.

³ Rudland, DJ, Lancefield, RM and Mayell, PN (2001) Contaminated land risk assessment. A guide to good practice. CIRIA Pub C552

SOURCE	RECEPTOR	PATHWAY	PROBABILITY	CONSEQUENCE
Metals, TPH and PAH in made ground as a result of demolition of former houses	End users	Ingestion of contaminated soil or dust, through skin contact or inhalation	Low likelihood	Mild
		Vapours	Unlikely	Minor
	Groundwater	Percolation and leaching of surface run-off	Low likelihood	Mild
	Adjacent sites	Shallow perched water or drain runs	Low likelihood	Minor

The method of risk evaluation involves classification of the magnitude of the potential **consequence** (severity) and **probability** (likelihood) of the risk. The method by which these factors are classified is detailed in the Appendix.

On the basis of the consequence and probability the site can be attributed a level of risk, ranging from very low to very high and the procedure for making this assessment is shown in the Appendix, together with a description of each level of assessed risk and the actions that may be required to mitigate the risk.

Using this qualitative rating system, the site has generally been regarded as having a LOW risk.

4.2 Development Issues

A significant thickness of made ground may be present beneath the site as a result of the WWII bomb damage and this may preclude the use of shallow spread foundations. As the foundation loads are likely to be light and the building is to be located in the same position as the existing structure, a reinforced concrete raft bearing on the made ground may be an appropriate foundation solution. Some movement of the structure may however be inevitable as a result of settlement of the made ground, and if these movements are not acceptable recourse will need to be made to a piled foundation solution.

A ground investigation should be carried out to determine the thickness of made ground and the strength of the natural soils for foundation design purposes.

4.3 Preliminary Unexploded Ordnance Risk Assessment

The site is known to have received aerial ordnance, destroying and damaging numerous houses. Little development occurred to the site after the bombing, apart from the removal of the houses and the construction of a car park, then the removal of hardstanding to produce a soft landscaped garden. As a result there is potential for UXO to remain in the ground. Although the proposed building is in the position of the existing building, such that presumably any shallow UXO would have been encountered during the construction of the current building, the depth of the existing foundations is not known and it is possible that the new foundations will need to extend to a greater depth. It is therefore considered that a detailed UXO risk assessment should be carried out by an appropriate specialist prior to any work being carried out at the site.

5.0 CONCLUSIONS

On the basis of the findings of the desk study research which includes the review of historical maps, Envirocheck data and bomb damage maps, it is considered that the risk to the site from contamination is low. However, a ground investigation is recommended to determine the ground conditions and to investigate the thickness of the made ground for foundation design purposes and it would be prudent to conduct contamination testing as part of this investigation.

Depending on the outcome of a more detailed UXO risk assessment it may be necessary to conduct the investigation in association with ordnance detecting equipment to safeguard site personnel.

6.3 Archaeological Assessment

The site is situated in an archaeological priority area, due to the medieval and post-medieval development in the St Giles area. In accordance with and to satisfy PPS5, the Environmental Survey Report in Appendix 6.2, which constitutes a desktop survey, has been included within this application. In reference to the previous granted application for this site [application number 2012/2580/P], it was recorded that English Heritage in November 2010 confirmed no need for a Full Heritage Statement and Historic Assessment, given that the proposed building footprint is as near as possible to the existing building footprint. Further, it was suggested that the cost of this report would be prohibitively expensive given the small size of the project and the budgetary constraints of the charity.

