



THE DIORAMA

17–19 Park Square East

London W1

London Borough of Camden

Historic environment assessment

August 2014



**The Diorama
17–19 Park Square East
London W1**

An historic environment assessment

NGR 528777 182281

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Gardiner and Theobald LLP on behalf of the Crown Estate has commissioned Museum of London Archaeology to carry out a historic environment assessment in advance of proposed development at 17–19 Park Square East, in the London Borough of Camden. The scheme comprises conversion of the existing Grade II listed 19th-century buildings from former offices to apartments. Below-ground works would involve the excavation of a 3m-deep chiller plant room in Peto Place in the north-eastern part of the site; the excavation of a small 3m-deep a basement plant room with a lift pit beneath the lower ground floor of 18 Park Square East (the Diorama); the removal and replacement of the existing basement slab in the western part of the site at Park Square East at an assumed similar level to existing, other than localised excavations for three lift pits; and the construction of a new substation at ground level in the southern part of the site with new service trenches between it and the existing buildings.

The site contains three Grade I listed buildings and lies within the Regent's Park Conservation Area, as designated by Camden Council which covers the eastern portion of John Nash's early 19th-century Regent's Park development.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). It does not assess the impact on the built heritage, including e.g. character, setting or views, such as would be required to support listed building and conservation area consent. Buried heritage assets that may be affected by the proposals include deep cut post-medieval features including wells, rubbish and cess pits, and evidence of farming, along with the footings of early 19th residential buildings in the southern part of the site. Any such features would be of low significance.

Initial research into the use of the building as a Baptist chapel has not highlighted that any burials were interred under the floor or within the grounds of the building, however in depth research has not been conducted and as such this cannot be entirely ruled out. Any such features would be of high significance and a burial licence would need to be obtained from the Ministry of Justice. Further research into whether burials might exist would enable a more informed decision to be made.

There is little evidence of prehistoric and Roman activity in the vicinity of the site. Historic maps pre-dating the early-19th century indicate that the site lay within open fields/woodland and then in farmland some distance from the historic centres of settlement, until the construction of the present buildings in the 1820s. The site is considered to have low potential for buried heritage assets pre-dating the post-medieval period.

Construction of the 17–19 Park Square East basement is likely to have heavily truncated or entirely removed any remains. Archaeological survival potential is likely to be higher in the north-eastern part of 18 Park Square East (the Diorama), beneath Peto Place. The proposed new basement area will remove any archaeological remains outside the footprint of the existing building, while other proposed works will locally remove any archaeology lying just below the existing basement slab.

Given the generally low potential of the site and the small and highly localised nature of the proposed impact, it is considered unlikely that site-based archaeological investigation prior to the determination of planning consent would be required. In order to ensure that any post-medieval remains are not removed without record, a watching brief is likely to be recommended during ground excavation. This could be preceded by the archaeological monitoring of any proposed geotechnical test pits or boreholes which would inform on the the likely extent and depth of any archaeological remains likely to be affected by the development. Such work could be carried out in accordance with an agreed Written Scheme of Investigation under the terms of a standard planning condition.

The granting of listed building consent is likely to require standing building recording to an appropriate English Heritage survey recording level, in order to record aspects of any built heritage likely to be affected by the proposals prior to and during the alterations.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Gardiner and Theobald LLP on behalf of the Crown Estate has commissioned Museum of London Archaeology (MOLA) to carry out a historic environment assessment in advance of proposed development at 17–19 Park Square East (National Grid Reference 528777 182281: Fig 1). The scheme comprises conversion of the existing Grade I listed 19th-century buildings from former offices to apartments. Below-ground works would involve the construction of four new lift pits, three of which would extend below present basement level (in the western part of the site at Park Square East) and one below the present lower ground floor level (in the eastern part of the site at Peto Place). Excavation would also be required to construct a new chiller plant room immediately adjacent to the north-eastern part of 18 Park Square East (the Diorama), beneath Peto Place, and a new area of services at the southern side of the building, connecting with a new substation and ground level. Additionally, localised excavation would be required to increase the capacity of the existing drainage and to link new drainage pipes with existing drainage pipes running to the east of the site beneath Peto Place.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest. These might comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the site. This report deals solely with the archaeological implications of the development proposals and does not cover possible built heritage issues (eg impacts on the historic fabric and character and setting), except where buried parts of historic fabric are likely to be affected. The report is not intended to support an application for listed building or conservation area consent.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 9 of this report) and to standards specified by the Institute for Archaeologists (IfA Oct 2012/Nov 2012), English Heritage (2008, 2011). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) scheduled monuments.
- 1.2.2 The site contains three Grade I listed buildings. The buildings were designed and constructed by John Nash in 1823–1825. Nos. 17 and 19 Park Square East are terraced houses. Between them lies no. 18 Park Square East; the centrepiece of the terrace. This building was known in the first half of the 19th century as 'the Diorama'. Dioramas were a type of entertainment building featuring imitations of moving pictures; a precursor of modern cinemas. The building within the site is one of the very first Dioramas (the first having been opened in Paris in 1823) and is of exceptional historic and architectural interest. It is described in more detail in

paragraph 4.2.31 below.

- 1.2.3 The site lies c 20m to the east of Regent's Park, which is Grade I registered. The park was originally designed by John Nash at the beginning of the 19th century and was developed in stages between 1811 and 1828.
- 1.2.4 The site lies within the Regent's Park Conservation Area, as designated by Camden Council which covers the eastern portion of John Nash's early 19th-century Regent's Park development and is part of a greater scheme which extends into the City of Westminster, to the west of the site. The conservation area represents an area of unprecedented scale in terms of early 19th century urban planning, and is characterised by the integration of the park, terraces and villas into a single design, forming a residential area which was both decorative and utilitarian (Camden Council, *Regent's Park Conservation Area Appraisal and Management Strategy*, July 2011, 5).
- 1.2.5 The site does not lie within an Archaeological Priority Area, as designated by Camden Council.
- 1.2.6 Preliminary research into the use of the site as a Baptist chapel has not highlighted that any burials were ever situated within the site, however this cannot be entirely ruled out.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
 - identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
 - assess the likely impacts upon the significance of the assets arising from the proposals; and
 - provide recommendations to further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 500m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications
 - English Heritage – information on statutory designations including scheduled monuments and listed buildings
 - The London Society Library – published histories and journals
 - Landmark – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - Architectural drawings and site survey (Hub Architects, April, May, June 2013, June 2012)
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
 - Basil Holmes burial ground information
 - The National Archives burial information
 - http://www.bmdregisters.co.uk/help/recordset_info
 - <http://homepage.ntlworld.com/hitch/gendocs/index.html>
- 2.1.4 Richard Johns of Gardiner and Theobald LLP and Simon Watkins of Hub Architects were consulted on 13th August 2012 and kindly supplied further information and plans of the existing site and proposed development.
- 2.1.5 The assessment included a site visit carried out on the 14th of May 2013 in order to determine the topography of the area and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. The basement and ground floor levels were accessed. Observations made on the site visit have been incorporated into this report.
- 2.1.6 Although online resources were viewed in an attempt to ascertain whether or not

any burials were interred at the site, no in depth research into this at any records office was carried out.

- 2.1.7 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.8 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.1.9 Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13. This section includes non-archaeological constraints and a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is situated at 17–19 Park Square East, London, W1 (NGR 528777 182281: Fig 1). The site is bounded by Park Square East road to the west, Peto Place to the east, and terraced buildings to the north and south. The site falls within the historic parish of St. Marylebone and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The main natural watercourse in the area, which would have influenced early settlement, was the Tyburn river c 1km to the west of the site and which flowed south from the high ground of southern Hampstead. Marylebone Lane, c 820m south-west of the site, followed the eastern bank of the Tyburn, and the stream crossed Oxford Street near the site of Bond Street underground station, c 1.7km to the south-west of the site, where a Roman bridge carried the road along Oxford Street (the main route to Silchester). Thereafter the stream continued through Piccadilly, Green Park and Buckingham Gate to join the Thames at Westminster. The stream had disappeared in the Westminster area by the first quarter of the 18th century (Barton 1992, 34), the river culverted below ground, and the valley largely infilled.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground levels across the immediate vicinity of the site slope fairly gently down from north to south and from east to west, although the site itself lies on almost flat ground, with a pavement level of 28.9m Ordnance Datum (OD) adjacent to 19 Park Square East. There was no indication during the site visit of substantial terracing, ground raising, or landscaping.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The site overlies a substantial plateau that comprises Lynch Hill gravels, which probably date from the Wolstonian glaciation 250,000–150,000 years ago. This is one of the older terraces created by The Thames. In places the gravels are capped by a fine-grained deposit known as brickearth (also named Langley Silt complex), which is a fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP. Brickearth probably covered much of the Lynch Hill Gravel terrace at one time but has since been eroded by natural process and building development.
- 3.3.3 There is no geotechnical data available for the site itself. An archaeological investigation was carried out by the Museum of London Archaeology Service (MoLAS; now called MOLA) in 2006 at 360–376 Euston Road, 1–56 Osnaburgh Street and 23–43 Longford Street, known as ‘Regent’s Place’ (HEA 2), c 115m to the east of the site. Eight trenches and five cable percussion boreholes were excavated to provide both archaeological and geotechnical information. A summary of the results of this investigation is given in Table 1 below.
- 3.3.4 Based on these results, natural brickearth deposits are likely to have been entirely removed from within the western part of the site (facing Park Square East), where basement levels lie at c 26.2–26.3m OD (c 2.8mbgl). At these depths the uppermost 1.5m of gravels are also likely to have been truncated, taking into account slab formation levels. In the eastern part of the site, which contains a lower ground floor,

varying between c 28.0–28.5m OD in level (with assumed slab formation levels of 27.5–28.0m OD), the brickearth will have been severely truncated, although a thin layer may survive beneath the lower ground floor slabs.

Table 1: results of archaeological watching brief carried out at Regent's Place (MoLAS 2006; EOL06; HEA 2)

TR / BH ref.	Base of basement / ground floor slab	Top of modern made ground	Top of archaeological deposits seen	Top of truncated natural brickearth	Top of truncated natural gravel
TR 1	24.8m OD (basement)	24.8m OD	N/A	N/A	24.2m OD
TR 2	28.1m OD (ground level warehouse)	28.1m OD	27.2m OD	25.8m OD	Not reached
TR 3	25.7m OD (basement)	25.7m OD	N/A	N/A	25.5m OD
TR 4	27.7m OD (ground level car park)	N/A	27.7m OD	25.7m OD	Not reached
TR 5	28.5m OD (ground level open yard)	28.1–28.5m OD	N/A	27.2–27.5m OD	Not reached
TR 6	Height not recorded (basement)	N/A	N/A	Visible beneath slab	Not reached
TR 7	27.8m OD (ground level driveway)	Not observed	Not observed	Not observed	Not observed
TR 8	28.3m OD (ground level passageway)	28.3m OD	28.2m OD	27.4m OD	Not reached
BH 1	27.5m OD (ground level)	N/A	N/A	27.5m OD	26.5m OD
BH 2	28.1m OD (ground level)	N/A	N/A	28.1m OD	26.3m OD
BH 3	27.3m OD (ground level)	N/A	N/A	27.3m OD	26.5m OD
BH 4	27.0m OD (ground level)	N/A	N/A	27.0m OD	26.4m OD
BH 5	24.4m OD (basement)	N/A	N/A	N/A	24.4m OD

- 3.3.5 Modern ground levels across Regent's Place ranged from 28.3–29.3m OD which is comparable to street level adjacent to the site, to the west and east (28.9m–29.3m OD). The results of the investigation reveal a pattern of non-survival of brickearth deposits (and no survival of archaeological remains) in those areas which have been truncated by basements. Basement formation levels lay at c 24.4–25.7m OD (c 3.0–4.0mbgl, depending on ground levels). In the basemented areas, truncated natural gravel was recorded at c 24.2–25.5m OD directly beneath the existing basement slabs. In unbasemented areas the top of natural gravels were overlain by brickearth at c 27.0–28.0m OD. The brickearth was capped by levelling dumps and made ground containing post-medieval/modern building material of c 1.0–2.0m thickness.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No past archaeological investigations have previously been carried out within the site. Nine previous investigations have been carried out in the study area. Of these, two, at Triton Square, Regent's Place (**HEA 5**) and 52–54 Marylebone High Street (**HEA 9**), revealed no archaeological remains due to truncation by modern development. One investigation comprised the recording of standing buildings at 67 Portland Place (**HEA 8**). The remaining six, (**HEA 2–4, 6, 7 and 10**), recorded surviving foundations of 18th–20th century buildings directly cutting natural gravel. No pre- post-medieval remains were recorded during any of the investigations.
- 4.1.2 The results of the investigations reveal the extent of 18th–20th century building activity within the study area, which is likely to have severely truncated or entirely removed any earlier archaeological remains. Consequently, activity in this period is better understood archaeologically than for earlier periods, for which there is very little evidence. The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known Palaeolithic finds within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys such as the Tyburn, 1km to the west, and the Thames c 4.3km to the south, would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known Mesolithic finds within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 To date there is no evidence of later prehistoric activity within the study area, despite several past investigations. This may be due partly to the extent of truncation caused by post-medieval and modern development within the study area. It is possible that the focus of prehistoric activity was located closer to the River Tyburn and River Thames, which would have provided essential resources of water, food, and materials such as reeds. It is thought that the east-west Roman road along Oxford Street, 1km to the south, possibly followed the line of an earlier, Iron Age, trackway, although there is no archaeological evidence for this.

Roman period (AD 43–410)

- 4.2.5 The arrival of the Romans in AD 43 brought about a distinct change in the

settlement pattern in the London area. Within approximately a decade, the Romans had established a town (*Londinium*) on the north bank of the Thames where the City of London now stands c 3km to the east of the site. A network of roads radiated in several directions from this major port.

- 4.2.6 The site lies c 1km to the north of Oxford Street, which runs on the projected line of the main Roman road between *Londinium* and Silchester (*Calleva Atrebatum*). Margary (1967, 57) states that '...the road is certainly represented by the course of Oxford Street... but it must be borne in mind that Oxford Street is a new street. Still it is probable that the Roman road followed the present direct course.'
- 4.2.7 Along the line of this main road there were probably occasional settlements, farmsteads, burial areas and agricultural systems. A small Roman settlement possibly existed where the road crossed the Tyburn c 1.7km to the south-west of the site, in the area of New Bond Street Underground Station. Roman finds have been recovered to the south of the site, beyond the study area, along the course of the Roman road at Oxford Street and only limited evidence of Roman activity has been recovered from within the study area, at the junction of Carburton Street and Great Titchfield Street, c 335m to the south-east of the site. This comprised chance finds of a Roman pin, brooch and plate (**HEA 11**).
- 4.2.8 The site probably lay within open land in this period, possibly under arable cultivation, at some distance from the main road and any roadside settlements.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.9 The Roman administration of Britain collapsed in the early 5th century AD. Germanic settlers arrived from the Continent; early Saxon settlement was exclusively rural, and the basis of the economy was agricultural. In the 7th–9th-centuries rural settlement developed into minsters (religious centres) and royal estate centres, and in the London area the trading port of *Lundenwic* flourished in the area now occupied by Aldwych, the Strand and Covent Garden, c 1km to the south-east of the site (Cowie and Blackmore 2008, xv). The walled Roman city was apparently largely abandoned until the 9th-century when it was reoccupied in response to devastating Viking raids. Around the 9th and 10th-century, the Saxon minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church. Parish boundaries often perpetuated the boundaries of earlier estates, known as manors.
- 4.2.10 The site lay c 2km to the north-west of *Lundenwic*, at the western edge of the extensive manor (estate) of St Pancras. St Pancras Old Church lies beside the River Fleet (now underground) at the northern end of Pancras Road, c 1.5km to the north-east of the site. The church was believed to have been founded on land given by King Ethelbert to St Paul's Cathedral in AD 604 (VCH *Middlesex* i, 122). Further evidence of an early Saxon date was also gained by the 1847 discovery of an altar stone, dated to the late 6th or early 7th century, beneath the 13th century tower of the church (Weinreb and Hibbert 1995, 774). The church would have formed the focus for a small settlement.
- 4.2.11 In the 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named Lundenburh, formed the basis of the medieval city, and lay c 1.8km to the south-east of the site. Around the 9th and 10th century, the local parochial system began to replace the earlier Saxon Minster system, with formal areas of land centred on nucleated settlement served by a parish church.
- 4.2.12 The main St Pancras manor was eventually broken up into smaller estates. The site fell within the Tothele manor (later Tottenham) in the north-west, which Domesday Book (AD 1086) describes as containing land which included enough woodland to support 150 pigs and herbage (vegetation used for pasture). The main settlement of Tothele is thought to have been located at the northern end of Tottenham Court Road, north of Euston Road, c 2km to the south-east of the site. Despite the large

size of the manor (estate) of Tothele the location of other Saxon settlements is unknown.

- 4.2.13 The site was located some distance from the main settlement during this period and there is no evidence in the study area for early medieval activity or settlement. Throughout this period the site probably lay within open fields or woodland.

Later medieval period (AD 1066–1485)

- 4.2.14 The manor (estate) of Tottenhall in which the site probably lay, was described in Domesday Book as a prebend of the Canons of St Paul's (*ibid*, 324–340). The manor covered the majority of the western side of the parish of St. Pancras (VCH *Survey of London* xix). As mentioned above the main settlement was located at the northern end of the modern Tottenham Court Road, c 2km to the south-east of the site.
- 4.2.15 By the end of the 11th century it is likely that the manor house of Tyburn (**HEA 12**), belonging to the neighbouring manor estate of Marylebone had been established near the north end of Marylebone High Street, c 445m to the south-east of the site. Archaeological excavations in 1995 and 1996, just outside the study area boundary to the south-west, (site codes MAY90, MYB95), recorded a wall, possibly dating to the 13th century or to one of the later rebuilds of the manor house, along with large quantities of demolition material.
- 4.2.16 Throughout this period the site lay some distance from these settlements and probably lay within open fields or woodland.

Post-medieval period (AD 1485–present)

- 4.2.17 The area of the site was originally part of the forest of Middlesex within the Manor of Tottenhall. At the Dissolution of the monasteries, between 1535 and 1540, King Henry VIII appropriated part of the land and bought out the occupier to create a hunting park, known as Marylebone Park (VCH *Middlesex*, IX). The park is shown on a plan of Tottenhall Manor, dated 1591 (Fig 3). The map is not very accurate, which makes it difficult to precisely locate the site, but it would have been located just outside the eastern boundary of the park, on or just next to the park ditch and rampart. A ditch and rampart, later surmounted by a fence, had been constructed to keep the deer in and poachers out.
- 4.2.18 In 1645, Charles I pledged the park to Sir George Strode and John Wandesford as security for arms and supplies with which to conduct the Civil War (VCH *Middlesex*, IX). At the King's execution in 1649 the park was sold with the rest of the Crown Estates; a survey had been made of it which records that there were some 16,297 standing trees - oak, ash, elm, whitethorn and maple - valued at £1,774 8s 0d. These were soon felled, some for the Navy, the rest for the purchaser's profit; the land was ploughed over and let out in small holdings. At the Restoration, it reverted to Crown Land which was let out as smallholdings, and for the next 150 years the farms helped supply London's needs for hay and dairy produce (VCH *Middlesex*, IX).
- 4.2.19 Rocque's map of 1746 (Fig 4) shows the site within an irregularly-shaped, clearly bounded field of pasture, c 100m to the west of a large farm building labelled 'Bilsons Farm'. A small path runs adjacent to eastern boundary of the site. The three closest main north-south thoroughfares are Green Lane, c 50m to the east of the site, St. Marylebone, c 400m to the west, and Tottenham Court, c 500m to the east. The site is situated approximately equidistant between the settled areas at St. Marylebone and Tottenham Court, in an area that is sparsely populated with a few single buildings and farmsteads and associated gardens dotted across large open fields with small pathways running between them. Rocque's map shows areas of quarrying to the south and east of the site, as well as areas which may represent mounds of refuse and/or nightsoil often dumped on the outskirts of the built up areas of the city. However, neither of these are shown within the site itself.

- 4.2.20 The Euston Road, formerly called the New Road, c 60m to the south of the site, was laid out under an act of 1756 as London's first bypass and provided a wider and more usable thoroughfare for the expanding population (VCH *Middlesex* IX). By the 1790s, buildings were beginning to crowd either side of New Road. John Fordyce, Surveyor-General for the Crown lands realised that the 500 acres of open land to the north (in the area of Regent's Park) had great potential to increase the revenue of the Crown and to enrich the appearance of the Capital. At the beginning of the 19th century a competition was held by the Commissioners of Woods, Forests, Parks and Chases to determine the best design for a new residential estate, which would include extensive parkland and a new street (Regent Street) linking it with Westminster (Weinreb and Hibbert 2008, 688–689). John Nash (1752–1835) was appointed as chief architect in 1806 and, together with his partner James Morgan, produced the favoured solution which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting.
- 4.2.21 Nash's intentions have been described as 'far more extensive than the actual results' (Jones and Woodward 2009, 92). The current Park Crescent was planned as a giant circus terminating at Portland Place at its northern end, which, had it been completed, would have been the largest circus in Europe. However, by the early-19th century a combination of practical, financial and aesthetic factors (including a delay in work caused by the Napoleonic Wars), had begun to curtail Nash's plans. The planned Regent's Circus was deemed too costly and a revised design - the current Park Crescent - was built instead (*ibid*, 92–93).
- 4.2.22 Horwood's map of 1799 (Fig 5) shows the site lying immediately to the east of the hypothetical 'Regent's Circus'. The map captures the area of Regent's Park during an early planned stage in its development which was not subsequently entirely implemented. This is highlighted by certain areas, for example, the land lying immediately to the west of the park, being shown as blank, and the boundaries of properties along proposed streets to the east and south not clearly defined. The boundary of the Regent's Park development area is clearly marked with a dotted line to separate it from the existing mapped areas beyond the park. Beyond the immediate area of Regent's Park to the south, east and west of the site, terraced buildings now occupy former open land.
- 4.2.23 Regent's Park (**HEA 14**) and its buildings took seventeen years to construct, the work having begun in 1811. The area as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people (English Heritage Registered Park and Garden Listing description). As part of the development, the 'Diorama' (18 Park Square East) was built by Messrs. Morgan and Pugin, architects, and opened in 1823. The façade of the Diorama formed part of the fashionable, newly constructed Park Square terrace designed by Nash.
- 4.2.24 Dioramas were a type of entertainment building developed in the early-19th century along with the 'Eidophusikon', 'Panorama' and 'Cosmorama'. All can be considered precursors of the modern cinema, designed to mechanically display moving images to an audience whilst making use of light and sound effects. The first Diorama was produced in Paris by Jaques Mandé Daguerre, inventor of the earliest form of photography, and opened in 1823. Dioramas, including 18 Park Square East, were constructed in London and Berlin in the same year (Weinreb and Hibbert 2008, 236–37). Topographical scenes set to music were particularly popular (Saunders 1969, 149). The building featured a large circular auditorium or rotunda (seating 200) which opened out to the rear of the façade. The auditorium could be rotated through 73 degrees so that an audience was able to view two stages alternately. This allowed images to be replaced and rearranged throughout the performance. The main 'pictures' were actually large backlit paintings on calico measuring 22 metres wide by 12 metres high. Each picture show lasted fifteen minutes (Weinreb and Hibbert 2008, 237).

- 4.2.25 Greenwood's map of 1824 (Fig 6) shows the newly completed Diorama clearly labelled to the east of Park Square, at the centre of a row of terraced houses. The extent of the terraces is shown indicatively (i.e. the houses are not shown as separate buildings). There is a large area of open space to the rear of the terrace, and Albany Mews (now Peto Place) has not yet been fully developed. The design of Park Square and Park Crescent in relation to Regent's Park and its surrounding roads and buildings had been established and has remained largely unchanged to the present day. The map shows the completion of the Regent's Park development, characterised by a numerous squares and streets arranged on a grid pattern along Portland Place, running south from Park Square. The areas of the site which lie outside of the building footprint, lay during this period within an open area, possibly used as a garden space by inhabitants of the terraced houses.
- 4.2.26 Although the Diorama was very popular when it opened in the 1820s, with £200 having been taken on Easter Monday in 1824, its popularity and takings steadily declined over the following two decades and by 1848 it had been closed down and sold for £3,000 (VCH *Middlesex*, IX). The lease of the buildings was taken by Samuel Morton Peto, a builder and railway magnate in 1852, and the building was converted into a Baptist chapel. It remained a chapel until 1921. The congregation attracted many wealthy Baptists who contributed to missionary and charity work. The Chapel was also noted for its theological tolerance; all Christians being admitted to Communion whether or not they were Baptists (Saunders 1969, 149–50). No research into the use of the chapel suggests that any burials were ever interred there, however, this cannot entirely be ruled out and it is possible that evidence of any graves or commemorative slabs were removed at a later date.
- 4.2.27 The Ordnance Survey (OS) 1st edition 25" map of 1875–76 (Fig 7) shows the site and its surrounding terraced buildings bounded to the east by Albany Mews (Peto Place) as they are today. The Diorama is now marked as a Baptist Chapel and an additional eastern wing fronting Albany Mews (outside the site) has been constructed. This partly falls within the area of the proposed new chiller plant room. A small rectangular building is shown between the rear of 19 Park Square East and the chapel. The OS 2nd and 3rd edition maps of 1896 and 1916 show no changes within the site other than an extension of 19 Park Square East to join the southern wing of the chapel.
- 4.2.28 In 1922, the chapel at 18 Park Square East was converted into the British Red Cross Clinic for Rheumatic Diseases (<http://www.agnusdei.org.uk/fileadmin/video/Middlesex/MiddlesexHospitalWardNames.pdf>; accessed 10/08/2012), which would have involved extensive internal alterations, although the exterior footprint of the building remained the same. No changes are shown to nos. 17 and 19 Park Square East.
- 4.2.29 The LCC Bomb Damage maps of 1939–1945 (not reproduced) shows general blast damage (not structural) to the buildings on the site.
- 4.2.30 The OS 1:2,500 scale map of 1958–1968 (Fig 8) shows 18 Park Square East converted from the British Red Cross Clinic into 'The Arthur Stanley Institute of the Middlesex Hospital'. The former wing or annexe to the north-east (outside the site) has been sealed off from the main building. No changes are shown to nos. 17 and 19 Park Square East.
- 4.2.31 Later OS maps (not reproduced) show no further changes to the site.
- 4.2.32 Presently, the buildings on the site (17–19 Park Square East) occupy the majority of the site footprint, with two areas to the north-east and south-east which lie within Peto Place. The former Diorama (18 Park Square) most recently functioned as the London and South East Regional Office of the Princes Trust but is now disused. The buildings are Grade I listed, forming part of a group which includes the entire row of terraced buildings fronting the eastern side of Park Square (nos. 13–24). The English Heritage Listed building description for 13–24 Park Square East is as follows:

Includes: The Diorama, Bedford College Annexe PETO PLACE. Terrace of 12 houses, the northern most bay forming part of No.1 St Andrew's Place (qv). 1823-5. By John Nash. Nos 13-16 and Nos 20-24 converted to flats c 1986, many original interior features destroyed. Stucco and slated mansard roofs with dormers. EXTERIOR: symmetrical terrace, 3 bays at either end and centre 7 window bays projecting. Projecting bays 4 storeys, and basements; otherwise, 3 storeys, attics and basements. 3 windows each. Ground floor with attached Ionic order supporting an entablature surmounted by a continuous cast-iron balcony (the northern most projection without railings). Square-headed doorways with architraves, cornices, pilaster-jambs carrying cornice-heads and patterned fanlights (except Nos 16, 19, 21, and 23) and panelled doors. Architraved sash windows with cornices and some glazing bars. 1st floor windows arcaded with keystones, archivolts and moulded imposts. 2nd floor sill band. Dentil cornice at 3rd floor with attic storeys over centre and end bays and balustraded parapets between. INTERIORS: with stone stairs, cast-iron, foliated balusters and wreathed wood handrails. Some panelled rooms; most with enriched ceiling cornices and central roundels. Rear ground floor room of No.24 with good vaulted and moulded ceiling, roundels of Classical figures, pilasters and pedimented mirror over original fireplace. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. No.18 incorporates at the rear, in Peto Place, a 3 storey, altered, polygonal building in brick with stone capped buttresses between round-arched 2nd floor windows. This was the Diorama, a picture show designed by Augustus Charles Pugin. By 1854 it had been converted into a Baptist Chapel which closed 1922 when the Middlesex Hospital used it for a rheumatism treatment pool. An arts co-operative at time of inspection in 1989.

- 4.2.33 A full description of the listed buildings within the site along with an assessment of their significance is covered within the Donald Insall Associates' Historic Building Report 2013.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level lies at c 28.9–29.3m OD.
 - The top of truncated brickearth (where surviving in the eastern part of the site) is predicted to lie directly beneath the lower ground floor formation level at c 27.5–28.0m OD (1.0–1.5m below ground level/mbgl).
 - The top of Gravel is predicted to lie at c 25.5–26.0m OD (c 3.0–3.5mbgl) in the western part of the site (truncated) and c 24.0–25.0m OD (c 4.0–4.5mbgl) in the eastern part of the site (untruncated).

Past impacts and likely depth/thickness of archaeological remains

- 5.2.2 Archaeological survival potential across the majority of the site is generally likely to be low for pre- post-medieval remains other than deep cut features such as pits, ditches or wells, due to truncation caused by the present early-19th century basement and lower ground floors, which extend across the site footprint with the exception of the north-eastern part of the site at Peto Place, to a 26.3m OD (2.6–3mbgl).
- 5.2.3 In the western, basemented area of the site, survival potential is predicted to be minimal, with all brickearth deposits and c 1.0–1.5m of natural gravels removed by the current basement. Only very deep cut features, if present, are likely to survive truncation to these depths.
- 5.2.4 In the eastern part of the site, beneath the lower ground floor, there is greater potential for survival of archaeological remains, although again, this is likely to be limited to deep cut features such as pits, ditches, wells. There is no indication from finds or cartographic evidence that the site was ever developed prior to the construction of the present buildings and such remains are therefore considered unlikely.
- 5.2.5 According to historic map evidence, the north-eastern part of the site, extending northwards from 18 Park Square East beneath Peto Place, was partially occupied by an adjacent building since the late-19th century until the late-1980s and early-1990s when the building was demolished and the present Peto Place paved over and used as an access road/car park. The presence and/or extent of any basements associated with this building are not currently known. A narrow strip of land which runs parallel to the north-eastern side of 18 Park Square East, however, appears never to have been developed with buildings and may therefore have a higher archaeological survival potential than the rest of the site.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain prehistoric remains.* The Lynch Hill gravels are noted for occasional *in situ* Palaeolithic artefacts within the fine-grained interglacial lenses, however, there are no known remains dating to this period from the study area and the presence of such remains, which are rare, is not possible to predict. Isolated, residual prehistoric finds would be heritage assets of **low significance**, with evidential interest for past human activity and land use.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site lay within a rural landscape c 1km to the north of a Roman road on the same alignment as present day Oxford Street. Roman agricultural features such as ditches may survive beneath the truncation of the present buildings, although this would be limited to the eastern, less-heavily truncated part of the site. Truncated Roman cut features such as pits and ditches would be of **low to medium significance**, depending on their extent and condition, as derived from their evidential value.
- 5.3.4 *The site has a low potential to contain medieval remains.* Throughout these periods the site probably lay within fields or woodland to the south of the later medieval road which ran along the line of Oxford Street. Rural agricultural remains, if present, would be of **low significance**, as derived from their evidential value, although only deep cut features are likely to have survived truncation caused by the present basement and lower ground floor within the footprints of 17–19 Park Square East.
- 5.3.5 *The site has a low potential to contain post-medieval remains.* Historic maps pre-dating the early-19th century indicate that the site lay firstly within open fields/woodland and then in farmland in the 18th century, until the construction of the present buildings in the 1820s. The foundations of any minor farm buildings which may have been located on the site are likely to have been entirely removed by the construction of the present buildings. Outside the footprints of 17–19 Park Square East there is a higher potential for post-medieval remains associated with former buildings and rural land-use as this area was never entirely developed with buildings, however, such remains, which may include the building foundations, would be of **low significance** as derived from their historical and evidential value. It is not currently known whether or not any burials were ever interred underneath the building during its use as a Baptist chapel. However, this cannot be entirely ruled out and it is possible that burials might be found underneath the existing basement slab or within the un-basemented part of the site. Any *in situ* human burials would be of **high significance**.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises conversion of the existing Grade I listed 19th-century buildings from former offices to apartments. Below-ground works, shown on Fig 17 and Fig 18 would involve the removal of the existing lower ground floor basement slab of No. 17 and No. 19 Park Square East in the western part of the site, and the construction of a replacement along with a new drainage system and insulation. It is believed that the slab would approximately 0.5m thick including binding, plus 0.3m for the additional drainage and insulation, meaning a total of c 0.7–0.8m thick, it is not currently known whether this is deeper than the existing basement slab (Jonathan Hall, Hub Architects, *pers. comm.* 13/06/13).
- 6.1.2 There would also be localised excavations to increase the capacity of the existing drainage and to link new drainage pipes with existing drainage pipes running to the east of the site beneath Peto Place, outside the footprint of the existing building (Hub Architects plan mark-up, 30/05/13)
- 6.1.3 Proposals include the construction of four new lift pits, three of which would extend c 1.0–1.7m below the present basement level of c 4.1–4.5mbgl (c 25.3–24.6m OD) in the western part of the site at Park Square East, and one below the present lower ground floor level in the eastern part of the site at Peto Place (Hub Architects plan mark-up, 30/05/13).
- 6.1.4 An area in the east of the site would be excavated for plant storage, to c 25.5m OD (c 3.5mbgl) plus formation level.
- 6.1.5 Excavation would also be required to construct a new chiller plant room immediately adjacent to the north-eastern part of 18 Park Square East (the Diorama), beneath Peto Place and outside the footprint of the existing building. This is likely to extend c 3.5mbgl (25.5m OD) (Hub Architects plan mark-up, 30/05/13).
- 6.1.6 A new substation would be built at ground level at the southern end of the site, connected by new service trenches across the open area between the existing buildings and the new substation. It is assumed for the purposes of this assessment that the substation would be built on a raft or pad or strip footings, up to 1.0m deep, and the at the service trenches would be 1.0–1.5m deep.

6.2 Implications

- 6.2.1 The present archaeological report does not consider the impact of the proposals upon the listed building fabric or the historic character and setting of above ground assets.
- 6.2.2 Generally archaeological survival across the site is expected to be relatively low due to the existing basement and lower ground floor which covers the existing building and extends 2.6–3.0mbgl plus formation level. However some deep cut features may survive below this level. In the area of the site which lies outside the existing building archaeological survival is likely to be higher and therefore proposed works in this area may have a greater impact on any archaeological remains.
- 6.2.3 The removal of the existing basement slab and construction of a new slab with an additional drainage system and insulation would remove any deep cut archaeological remains to its maximum depth. Currently the depth of the proposed slab is not known, but if any archaeological remains lie just below the existing basement, a low possibility, then this would be removed by the proposal.
- 6.2.4 The excavation for a new plant area on the eastern side of the site would remove any archaeological remains from within its footprint. This might include deep cut features lying below the existing lower ground floor level. The proposal would locally reduce the significance of any such remains to negligible or nil.
- 6.2.5 The excavation for a new chiller plant room outside the footprint of the existing

building, adjacent to the north-eastern side of the Diorama would remove any archaeological remains within its footprint to its maximum depth. The fact this area is currently unbasemented means that this might include evidence of earlier buildings, as well as deep cut features such as evidence of farming or wells and pits.

- 6.2.1 Excavations for new lift pits would partially or completely remove any archaeological remains which might extend below the existing basement level from within their footprint to their maximum depth. The proposal locally would reduce the significance of any such remains to negligible or nil.
- 6.2.2 Localised excavations adjacent to the south-eastern side of the site for the laying of services and foundations for the proposed substation are not likely to impact upon archaeological remains as earlier phases of development, as seen on the Ordnance Survey map of 1875–6 (Fig 7) are likely to have already removed archaeological remains from within the footprint of the excavations. However, if the excavations extend deeper than c 1.0mbgl then it is possible that they would remove any remaining archaeological remains.

7 Conclusion and recommendations

- 7.1.1 The site contains three Grade I listed buildings, designed and constructed by John Nash in 1823–1825. It lies within the Regent's Park Conservation Area, as designated by Camden Council. This covers the eastern portion of John Nash's early 19th century Regent's Park development, and is part of a greater scheme which extends into the City of Westminster, to the west of the site. The site does not lie within an Archaeological Priority Area, as designated by Camden Council.
- 7.1.2 Archaeological survival potential across the site is generally likely to be low for pre-post-medieval remains other than deep cut features such as pits, ditches or wells, due to truncation caused by the present early-19th century basement and lower ground floor, which extends across most of the site. Outside the area of the existing basement some evidence of earlier buildings may survive in the form of foundations or footings, along with any deep cut features. There is a low background potential for Palaeolithic archaeology within the Lynch Hill gravels.
- 7.1.3 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Possible footings, foundations and basements of 18th-century and later buildings (low potential)	Low	Excavation for new chiller plant room to the north-east of the Diorama building Significance of asset reduced to negligible
Possible deep cut post-medieval features including wells, rubbish and cess pits, and evidence of farming (low potential)	Low	Excavation for new chiller plant room to the north-east of the Diorama building, construction of new service area in the eastern part of the site, construction of new lift pits and new basement slab
Possible, previously unrecorded remains dating from the prehistoric to medieval periods (low potential)	Uncertain (low for isolated artefacts)	Significance of asset locally reduced to negligible

- 7.1.4 Given the generally low potential of the site and the small and highly localised nature of the proposed impact, it is considered unlikely that site-based archaeological investigation prior to the determination of planning consent would be required. In order to ensure that any post-medieval remains are not removed without record, a watching brief is likely to be recommended during ground excavation. This could be preceded by the archaeological monitoring of any proposed geotechnical test pits or boreholes which would inform on the likely extent and depth of any archaeological remains likely to be affected by the development. Such work could be carried out in accordance with an agreed Written Scheme of Investigation under the terms of a standard planning condition.
- 7.1.5 Initial research into the use of the building as a Baptist chapel has not highlighted that any burials were interred under the floor or within the grounds, however this cannot be entirely ruled out and in-depth research has not been conducted. If burials are found to lie within the site then a burial licence would need to be obtained from the Ministry of Justice. Further research into whether burials might exist would enable a more informed decision to be made.
- 7.1.6 The granting of listed building consent is likely to require standing building recording to an appropriate English Heritage survey recording level, in order to record aspects of any built heritage likely to be affected by the proposals prior to and during the alterations.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 500m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

Abbreviations

MoLAS – Museum of London Archaeology Service (now named MOLA)

GLHER – Greater London Historic Environment Record

LAARC – London Archaeological Archive and Research Centre

WA – Wessex Archaeology

HEA No.	Description	Site code/ HER No.
1	13–24 Park Square East, W1 13–24 Park Square East (including attached railings) are Grade I listed buildings. Nos. 17–19 are located within the site boundary. Grouped, the buildings comprise a terrace of twelve houses, the northern-most bay forming part of no.1 St Andrew's Place. The terrace was designed by John Nash and dates to c 1823–25. No.18 incorporates at the rear, in Peto Place, a 3-storey, altered, polygonal building in brick with stone capped buttresses between round-arched 2nd floor windows. This was the Diorama, a picture show designed by Augustus Charles Pugin. By 1854 the building had been converted into a Baptist Chapel which closed in 1922 when the Middlesex Hospital used it for a rheumatism treatment pool. By 1989 it had again been converted into an art co-operative.	477715
2	360-376 Euston Road, 1-56 Osnaburgh Street and 23-43 Longford Street, NW1 An archaeological evaluation was carried out by MoLAS in 2006. Redeposited brickearth containing pottery and building material of probable 19th century date were recorded above natural brickearth.	EOL06
3	8–14 Colosseum Terrace, Albany Street, NW1 An archaeological watching brief was carried out by MoLAS in 1994. London Clay was truncated by 19th century wall foundations and drains. In one trial pit a large mass of collapsed brickwork was exposed below topsoil; this is likely to have been a collapsed buttress or pier of the former Colosseum (built c 1824–27). A few blue and white fragments of delftware tiles were recovered from garden soil in one trial pit: they may have derived from a fire-place - which retained some of its tiles - <i>in situ</i> in the property at no. 12.	CTA94 083273 083274
4	178–182 Drummond Street, NW1 An archaeological evaluation was carried out by MoLAS in 1994. A natural feature, thought to be a pond or stream channel, cut the natural gravels and was sealed by levelling dumps, wall foundations and a backfilled cellar which date to the 18th and 19th centuries.	DRM94 082621
5	Triton Square (land adjacent), Regent's Place, NW1 An archaeological watching brief was carried out by MoLAS in 2005. Monitoring of excavations for a loading bay established the truncation of all deposits down to the natural brickearth.	RPL05
6	Warren Street, W1 An archaeological investigation was carried out. No further information on this investigation is listed by the LAARC.	WS66
7	50–51 Marylebone High Street, W1 An archaeological evaluation was carried out by MoLAS in 2001. Extensive 19th and 20th century fill deposits overlay truncated natural gravels. Brick foundations of 18th century date were recorded.	MAB01
8	67 Portland Place, W1B An archaeological watching brief and standing structure recording were carried out by WA in 2009.	PLP09
9	52–54 Marylebone High Street, W1	MYN98

HEA No.	Description	Site code/ HER No.
	An archaeological watching brief was carried out by MoLAS in 1998. The site had been truncated by the construction of a petrol station in the 1950s. No archaeological deposits were observed.	
10	<p>The London Cancer Clinic, 60-62 Marylebone High Street, 20-23 Devonshire Place, W1</p> <p>An archaeological watching brief and evaluation were carried out in 2006 and 2007. The following results were recorded:</p> <p>2006: Redeposited brickearth and demolition debris, probably associated with Dove House which stood in this area from the 17th to late-18th century, were recorded in two test pits located in the garden of 23 Devonshire Place. Test pits in the basement found that its construction had truncated natural sand; two modern cuts were recorded. A trench was also excavated and revealed natural silts and a deposit dated 16th–17th century. This had been cut by a pit containing building rubble, probably associated with Dove House; it was sealed by modern and 19th century garden soils.</p> <p>2007: Following work in early 2006, monitoring was carried out on the area west of 23 Devonshire Place. Truncated natural sand and gravel were overlaid by dumped deposits of probable 16th–17th century date. These were cut by red-brick walls forming part of the 17th century Dove House, documented on this site by 1708 and shown on Rocque's map of 1746. These included two long north-south aligned stretches near the western boundary of the site, while two smaller sections were located on the east side. Evidence for at least three phases of deposits was found in association with one of the walls, of which the lower two appear to have been contemporary with the 17th century walls. Remains of 18th–19th century structures associated with the development of the area as 'Devonshire Place' were also recorded, including garden walls, two wells or soakaways, and part of a courtyard which pre-dated the 1950s extension of 23 Devonshire Place.</p>	DVP06
11	<p>151 Great Portland Street</p> <p>The chance find of a pin, brooch and plate all dating to the Roman period. Recorded on the GLHER.</p>	MLO71751 MLO71752 MLO71753
12	<p>Marylebone Manor House (site of), 55–57 Marylebone High Street</p> <p>The site of the former medieval Marylebone manor house/Tyburn Manor. Post-medieval flood deposits were also discovered in this area.</p>	MLO70876 MLO70877 MLO11107
13	<p>55–57 Marylebone High Street</p> <p>Post-medieval walls, a quarry and cultivation soils were discovered.</p>	MLO39148 MLO66635 MLO66636 MLO66637
14	<p>Regent's Park</p> <p>A Grade I registered park.</p>	1000246
15	<p>St. Andrew's Place, W1</p> <p>A Grade II listed lamp post.</p>	LB UID 477932
16	<p>Park Square East, W1</p> <p>Six Grade II listed lamp posts.</p>	LB UID 477716
17	<p>1–8 St. Andrew's Place, W1</p> <p>Grade II listed forecourt and lamp post to nos. 1–8.</p>	LB UID 477928
18	<p>1–8 St. Andrew's Place, W1</p> <p>Nos. 1–8 St. Andrew's Place are Grade I listed buildings.</p>	LB UID 477927
19	<p>St. Andrew's Place, W1</p> <p>Three Grade II listed lamp posts.</p>	LB UID 477933
20	<p>9–10 St. Andrew's Place, W1</p> <p>The forecourt railings to 9–10 St. Andrew's Place are Grade II listed.</p>	LB UID 477930
21	<p>9–10 St. Andrew's Place, W1</p> <p>Grade I listed buildings.</p>	LB UID 477929
22	<p>31 and 33 Albany Street, W1</p> <p>Nos. 31 and 33 Albany Street (and attached railings) are Grade I listed.</p>	LB UID 476550
23	<p>19 Albany Street, W1</p> <p>19 Albany Street (and attached railings) is Grade II listed.</p>	LB UID 476546

HEA No.	Description	Site code/ HER No.
24	1–17 Albany Street, W1 Nos. 1–17 Albany Street (and attached railings) are Grade II listed.	LB UID 476545
25	South East Lodge, Regent's Park/Park Square, NW1 A Grade II listed building within the park grounds.	LB UID 423276
26	1–3 Albany Terrace, W1 Nos. 1–3 Albany Terrace and attached railings are Grade I listed.	LB UID 477494
27	1–3 Albany Terrace, W1 The forecourt railings to nos. 1–3 Albany Terrace are Grade II listed.	LB UID 477495
28	2 Marylebone Road, W1 2 Marylebone Road and attached railings are Grade II* listed.	LB UID 477492
29	2 Marylebone Road, W1 The forecourt railings and lamps to no. 2 Marylebone Road are Grade II listed.	LB UID 477493
30	Marylebone High Street, W1 The findspot of unspecified medieval finds.	MLO8684
31	Marylebone Road, W1 Listed by Mrs. Basil Holmes in her 1896 survey of London's burial grounds as a vault beneath the church, used for interments. According to Mrs. Holmes there was no associated graveyard.	MLO71158

9 Planning framework

Planning (Listed Buildings and Conservation Areas) Act 1990

- 9.1.1 The Act sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

Human remains

- 9.1.2 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*. The prior exhumation and re-interment of human remains is required and must be carried out under the terms of a Burial Licence, to be obtained from the Ministry of Justice.
- 9.1.3 Where likely survival of human burials in ground consecrated under the rites of the Church of England has been identified in a Historic Environment Assessment it is possible that a 'Faculty' may need to be sought by the developer in addition to Planning Consent. Faculty is issued by the office of the Chancellor of the Diocesan authorities in accordance with the provision of the *Faculty Jurisdiction Measure 1964* (as amended by the *Care of Churches and Ecclesiastical Jurisdiction Measure 1991*). Separately, exhumation of any human remains should be notified to the Ministry of Justice who may also need to issue a Burial Licence. A Burial Licence is required from the Ministry of Justice if the remains are not intended for reburial in consecrated ground (or if this is to be delayed - for example where archaeological or scientific analysis takes place first).
- 9.1.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and

conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.3 Greater London regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that

the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

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

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

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

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

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

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

- 9.3.2 As part of the Revised Early Minor Alterations to the London Plan (GLA Oct 2013), amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

9.4 Local planning policy

- 9.4.1 Camden's Local Development Framework (LDF) replaced its Unitary Development Plan (UDP) in November 2010. At the centre of the LDF is the Core Strategy (London Borough of Camden, 2010a) which sets out the key elements of the Council's planning vision and strategy for the borough.

- 9.4.2 Policy CS14 *Promoting high quality places and conserving our heritage* adheres broadly to the principles of the NPPF (see above).

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;

- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views (London Borough of Camden, 2010a, 89–90).

9.4.3 Development Policy 25, *Conserving Camden's heritage*, states:

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate. (London Borough of Camden, 2010b, 117, 122–3).

9.4.4 The Development Policies also include the following paragraphs concerning buried heritage assets:

25.18 Camden has a rich archaeological heritage comprised of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are 13 archaeological priority areas in the borough: Hampstead Heath, Hampstead, Highgate, London Suburbs, South End, Baginigge Wells, St Pancras, West End, Canalside Industry, Kentish Town, Kilburn, Battle Bridge and Belsize.

25.19 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

25.20 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.

25.21 If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

25.22 The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to government Planning Policy (London Borough of Camden, 2010b, 122–3).

10 Determining significance

- 10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains.
- 10.1.2 Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International / national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

- 10.1.4 Unless the nature and exact extent of buried archaeological remains within any

given area has been determined through prior investigation, the significance of heritage assets which comprise below ground archaeological remains is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report.
- 11.1.2 Where likely survival of human burials in ground consecrated under the rites of the Church of England has been identified in a Historic Environment Assessment it is possible that a 'Faculty' may need to be sought by the developer in addition to Planning Consent. Faculty is issued by the office of the Chancellor of the Diocesan authorities in accordance with the provision of the Faculty Jurisdiction Measure 1964 (as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991).
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and English Heritage. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410 – 1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.

<i>Iron Age</i>	600 BC – AD 43
<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Monuments Record (NMR)</i>	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country SMR/HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500 – present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by English Heritage.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43 – 410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

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13.2 Other Sources

Landmark historic Ordnance Survey mapping
 British Geological Survey online geology borehole data
 Greater London Historic Environment Record
 Internet – web-published sources
 London Archaeological Archive and Research Centre
 MOLA Deposit Survival Archive

13.3 Cartographic sources

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Ordnance Survey maps

- Ordnance Survey 1st edition 25" map of 1875–76
- Ordnance Survey 2nd edition 25" map of 1896
- Ordnance Survey 3rd edition 25" map of 1875–76
- Ordnance Survey 1:2,500 scale map of 1954
- Ordnance Survey 1:1,250 scale map of 1958–68
- Ordnance Survey 1:1,250 scale map of 1962–90
- Ordnance Survey 1:1,250 scale map of 1966–73
- Ordnance Survey 1:2,500 scale map of 1968–70
- Ordnance Survey 1:1,250 scale map of 1973
- Ordnance Survey 1:1,250 scale map of 1982
- Ordnance Survey 1:1,250 scale map of 1991
- Ordnance Survey 1:1,250 scale map of 1993–94

Geology map

British Geological Survey map sheet 256

Engineering/Architects drawings

Hub Architects

Combined Basement Plan, drwg no. 1126_SK02_13_06_06, June 2013

Existing Basement Plan, drwg no. 1126-EX-01, June 2012
 Existing Lower Ground Plan, drwg no. 1126-EX-02, June 2012
 Existing Section A-A, drwg no. 1126-EX-12, June 2012
 SK01 30_05_2013 (Proposed Basement Plan, drwg no. 1126-PL-01, rev. H, 21/05/2013)
 SK02 30_05_2013 (Proposed Lower Ground Floor Plan, drwg no. 1126-PL-02, rev. N, 20/05/2013)
 Proposed Basement Plan, drwg no. 1126-PL-01, rev. H, 21/05/2013
 Proposed Lower Ground Floor Plan, drwg no. 1126-PL-02, rev. N, 20/05/2013
 Proposed Upper Ground Floor Plan, drwg no. 1126-PL-03, rev. J, 20/05/2013
 Proposed First Floor Plan, drwg no. 1126-PL-04, rev. H, 20/05/2013
 Proposed First Rear, Second Front Plan, drwg no. 1126-PL-05, rev. H, 20/05/2013
 Proposed Third Floor Plan, drwg no. 1126-PL-06, rev. L, 20/05/2013
 Proposed Section A-A, drwg no. 1126-PL-07, rev. J, 20/05/2013
 Proposed Elevations 1, drwg no. 1126-PL-08, rev. E, 29/04/2013
 Proposed Elevations 2, drwg no. 1126-PL-09, rev. E, 29/04/2013
 Proposed Elevations 3, drwg no. 1126-PL-10, rev. D, 29/04/2013
 Proposed Roof Plan, drwg no. 1126-PL-12, rev. C, 20/05/2013
 Proposed Sub-Basement Plan, drwg no. 1126-PL-13, rev. H, 20/05/2013

Hub Architects (2014)

Proposed Basement Plan. Drwg. No. 1126-PL-01, rev K 05/03/2014
 Proposed Lower Ground Floor Plan. Drwg. No. 1126-PL-02, rev R 01/05/2014
 Proposed Sub-basement Plan. Drwg. No. 1126-PL-13 rev N 14/05/2014

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N	---	N
Levelled site survey as existing (ground and buildings)	N	---	N
Contamination survey data ground and buildings (inc. asbestos)	N	---	N
Geotechnical report	N	---	N
Envirocheck report	N	---	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

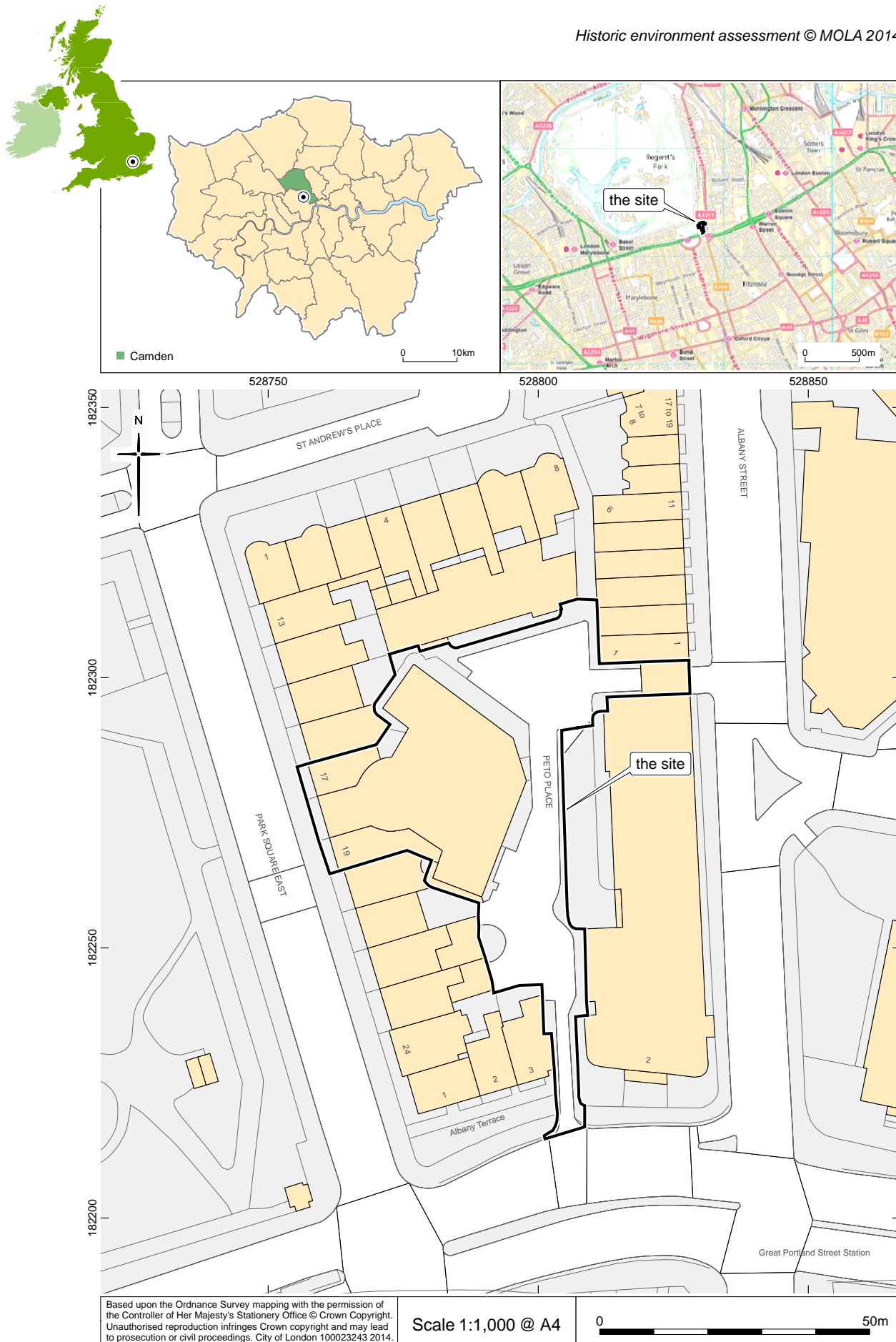


Fig 1 Site location

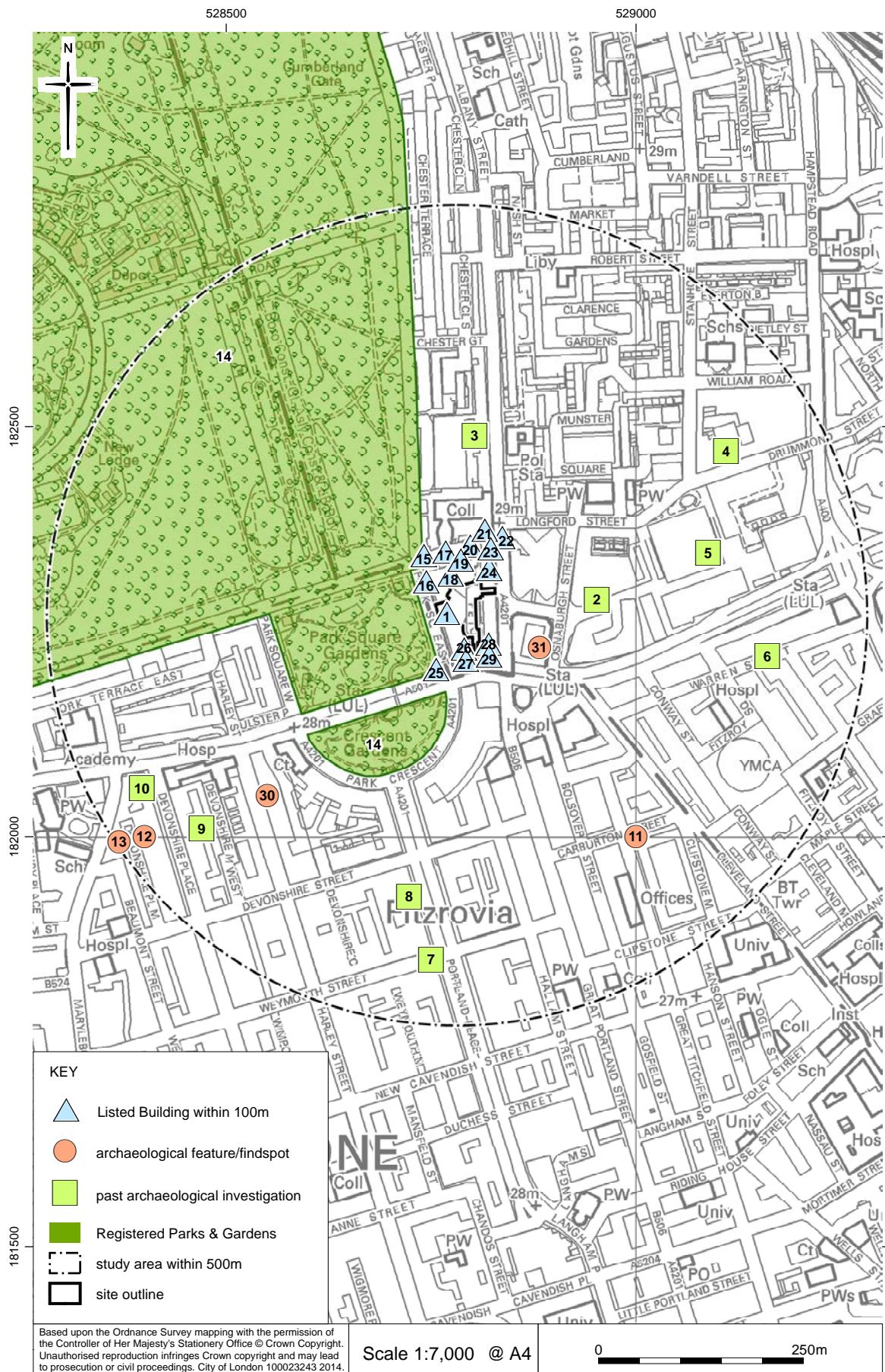


Fig 2 Historic environment features map

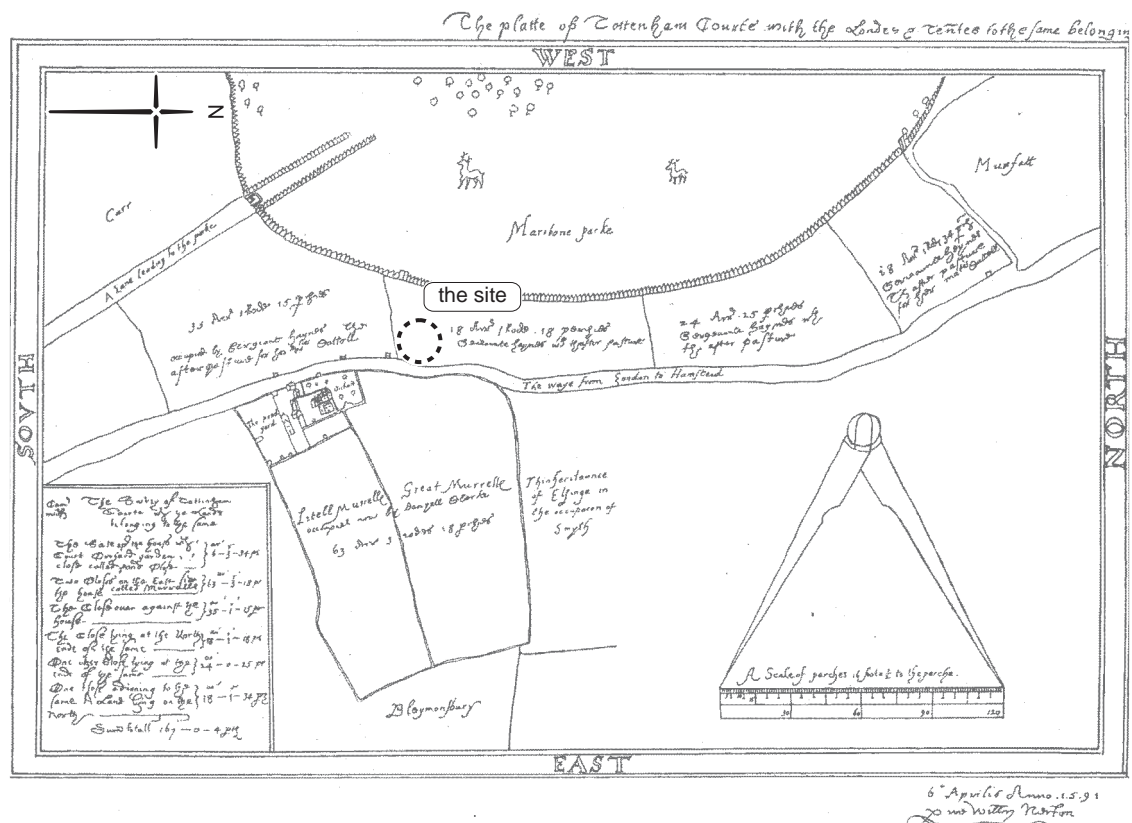


Fig 3 Plan of Tottenham Manor, 1591

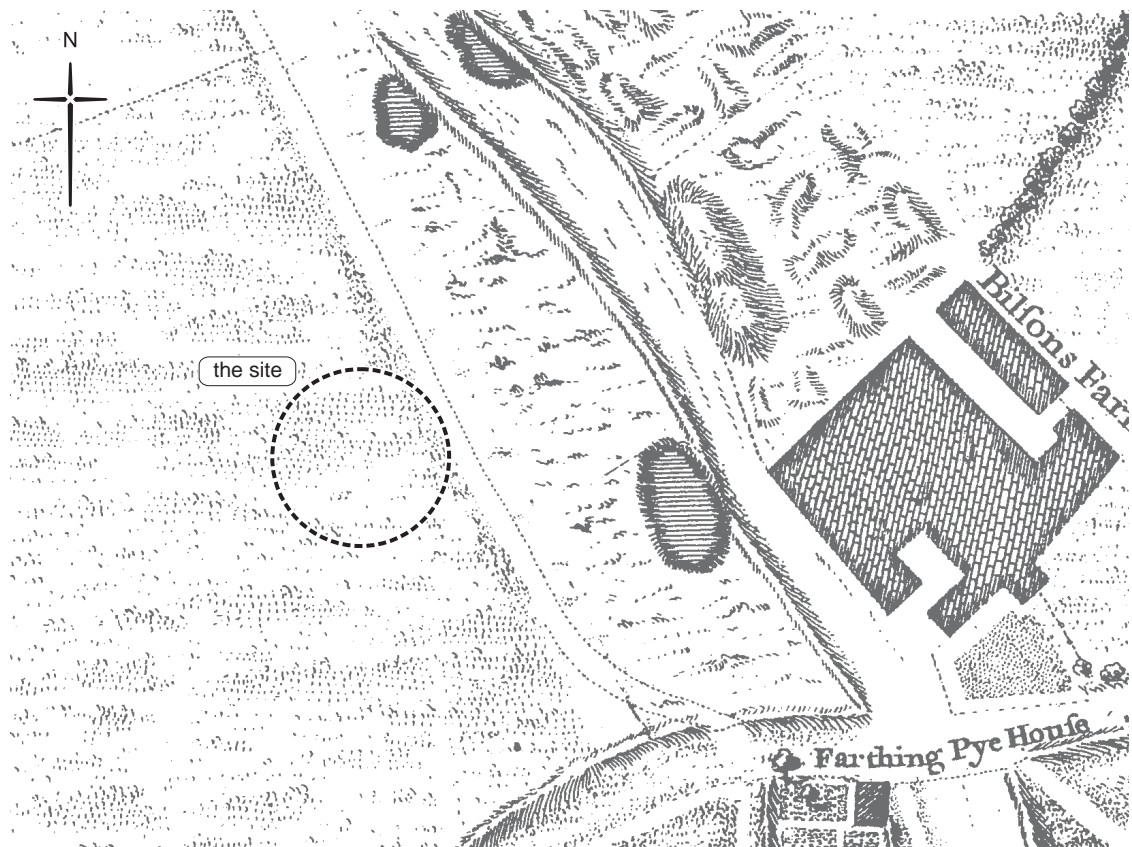


Fig 4 Rocque's map of 1746

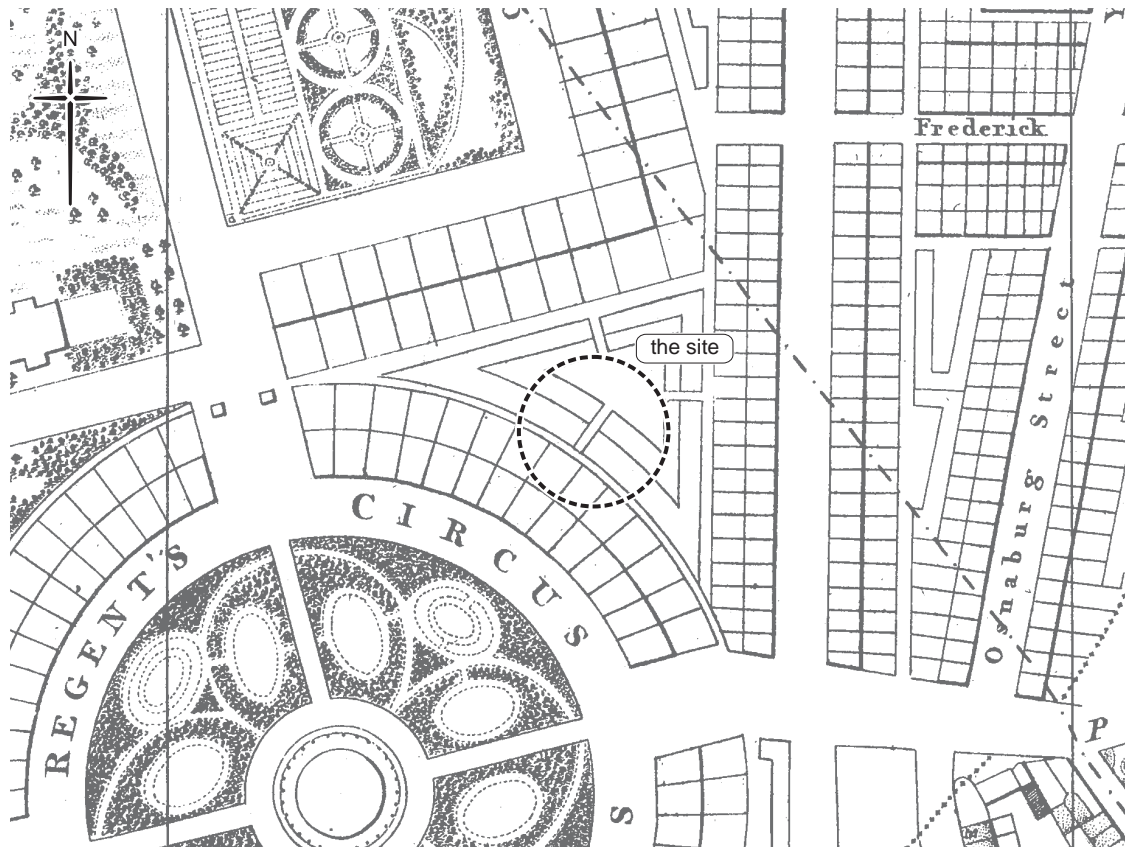


Fig 5 Horwood's map of 1799, showing the proposed but never built Regent's Circus

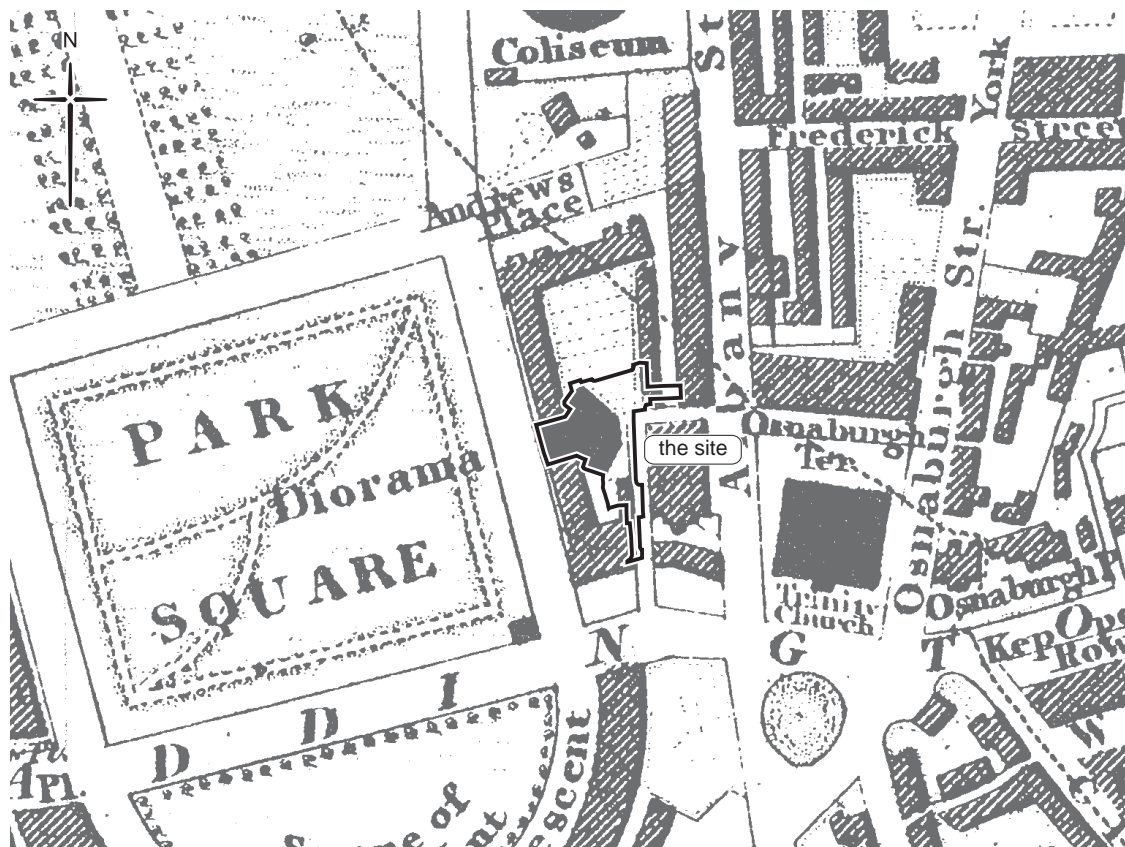


Fig 6 Greenwood's map of 1824

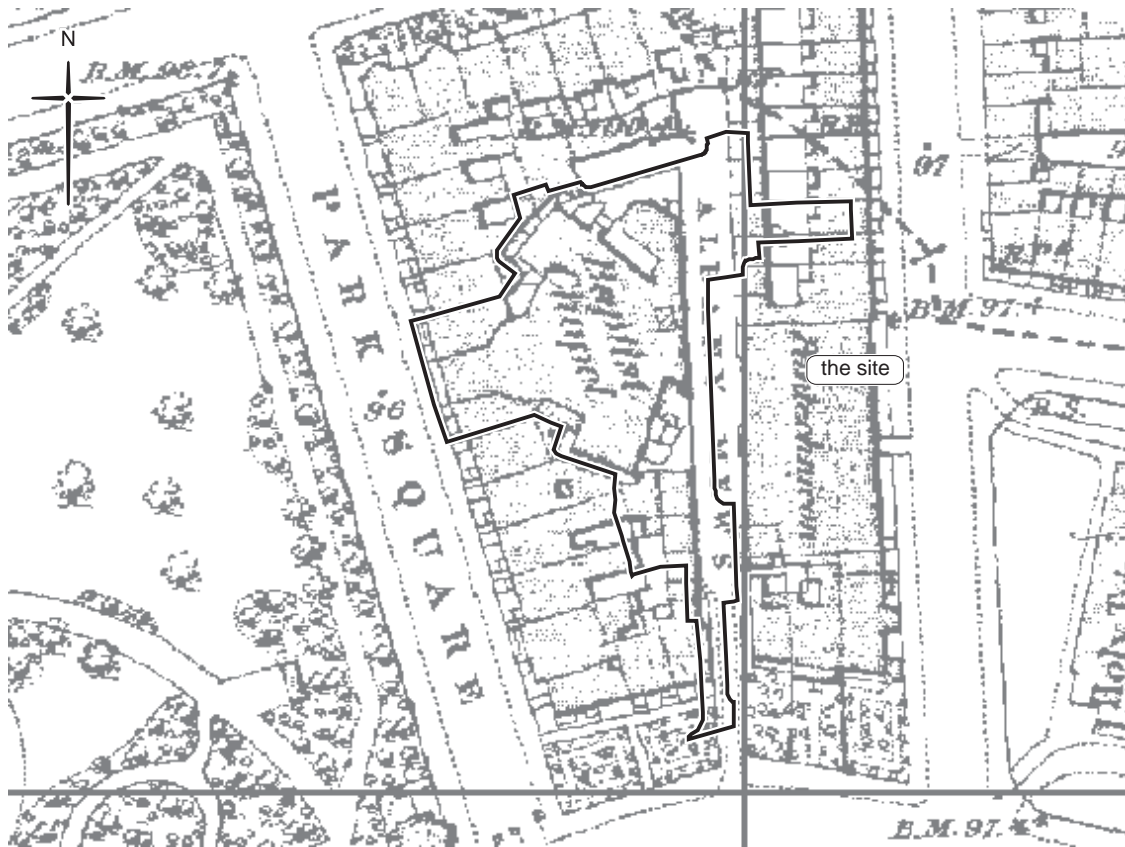


Fig 7 The Ordnance Survey 1st edition 25" map of 1875-76 (not to scale)

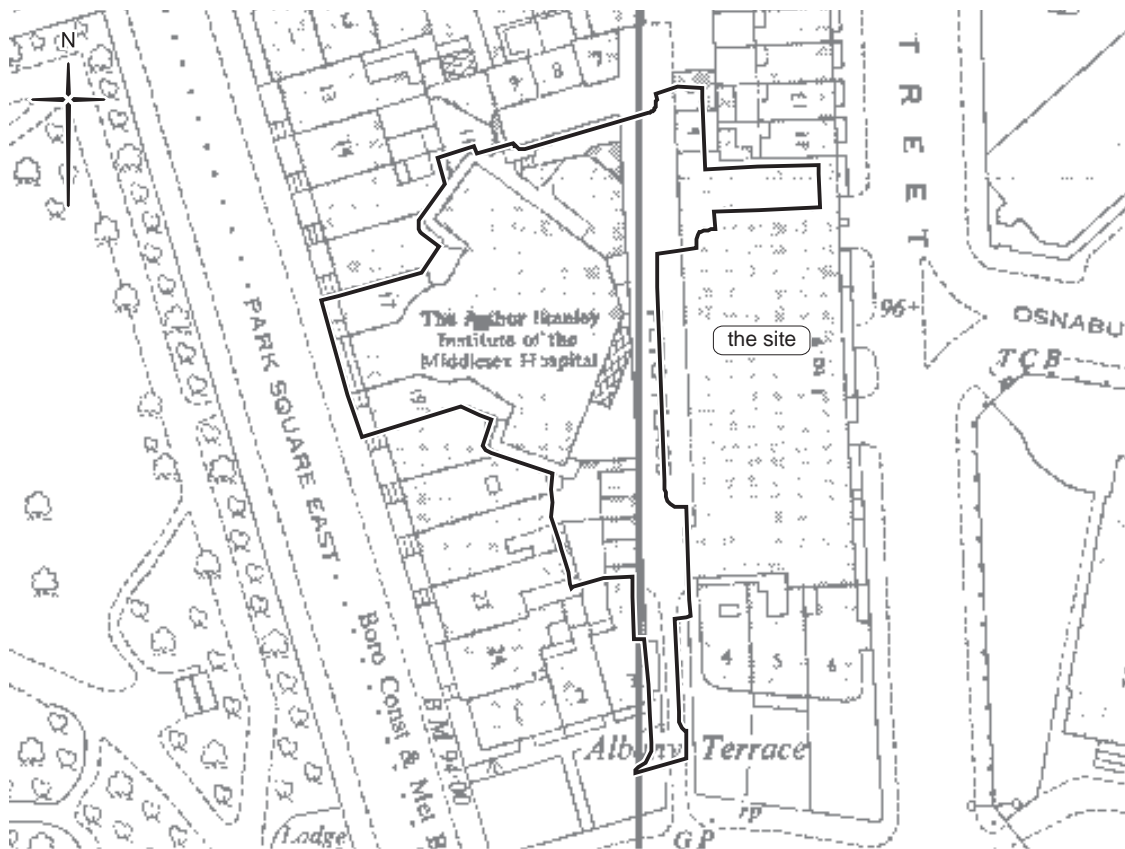


Fig 8 The Ordnance Survey 1:2,500 scale map of 1958-1968 (not to scale)

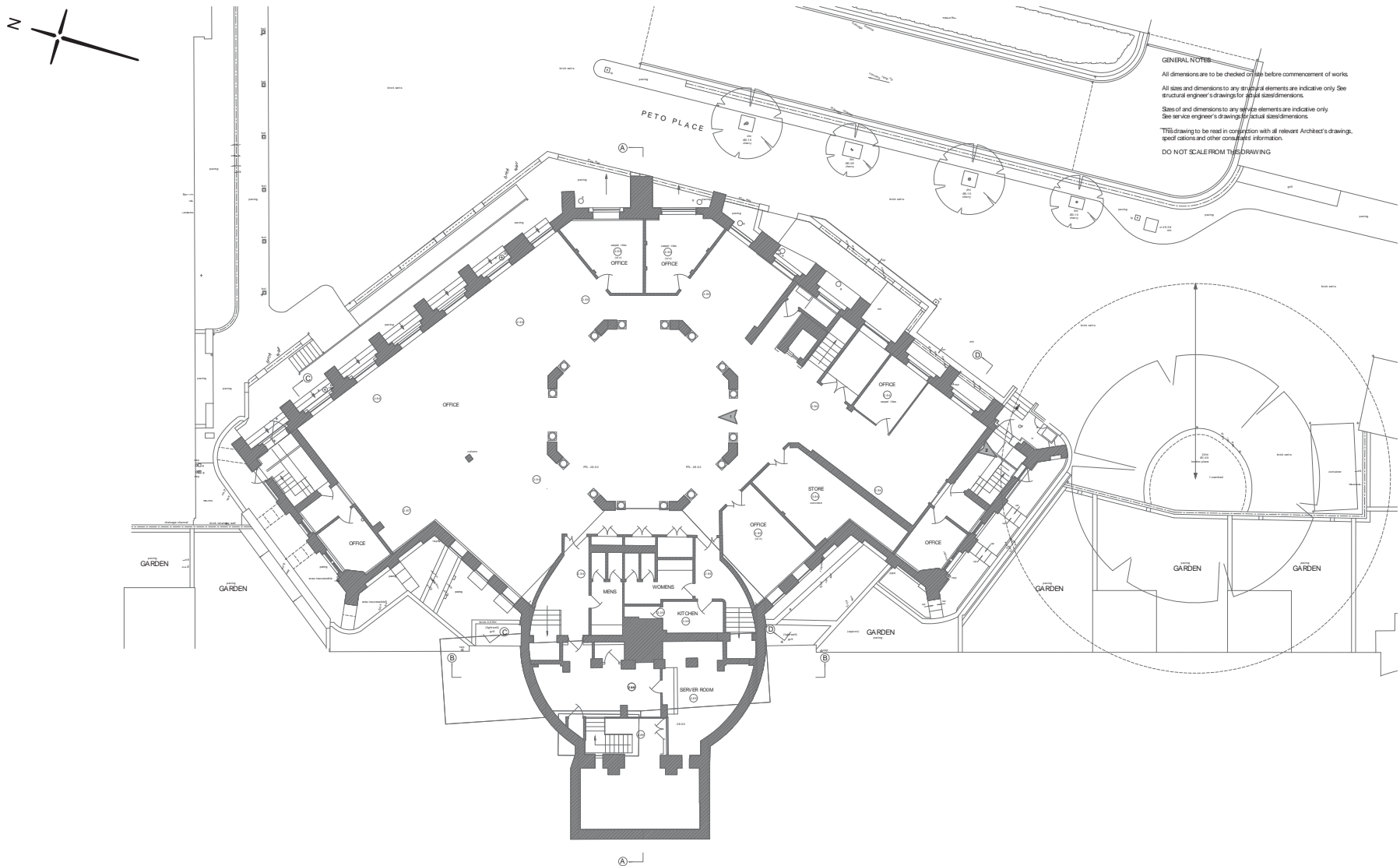


Fig 9 Existing lower ground floor plan (Hub Architects and Designers Ltd, Dwg No: 1126-EX-02, June 2012)

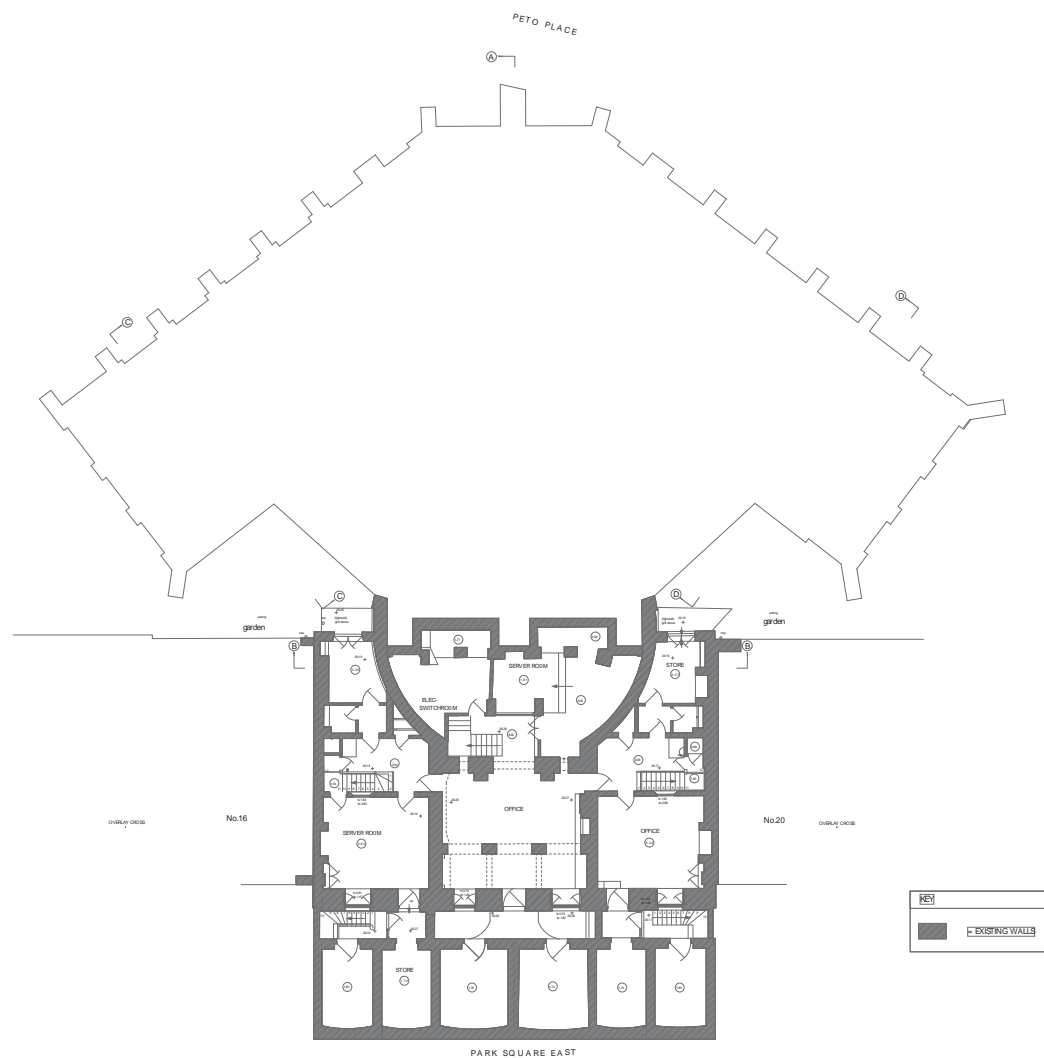


Fig 10 Existing basement plan (Hub Architects and Designers Ltd, Dwg No: 1126-EX-01, June 2012)

W

E

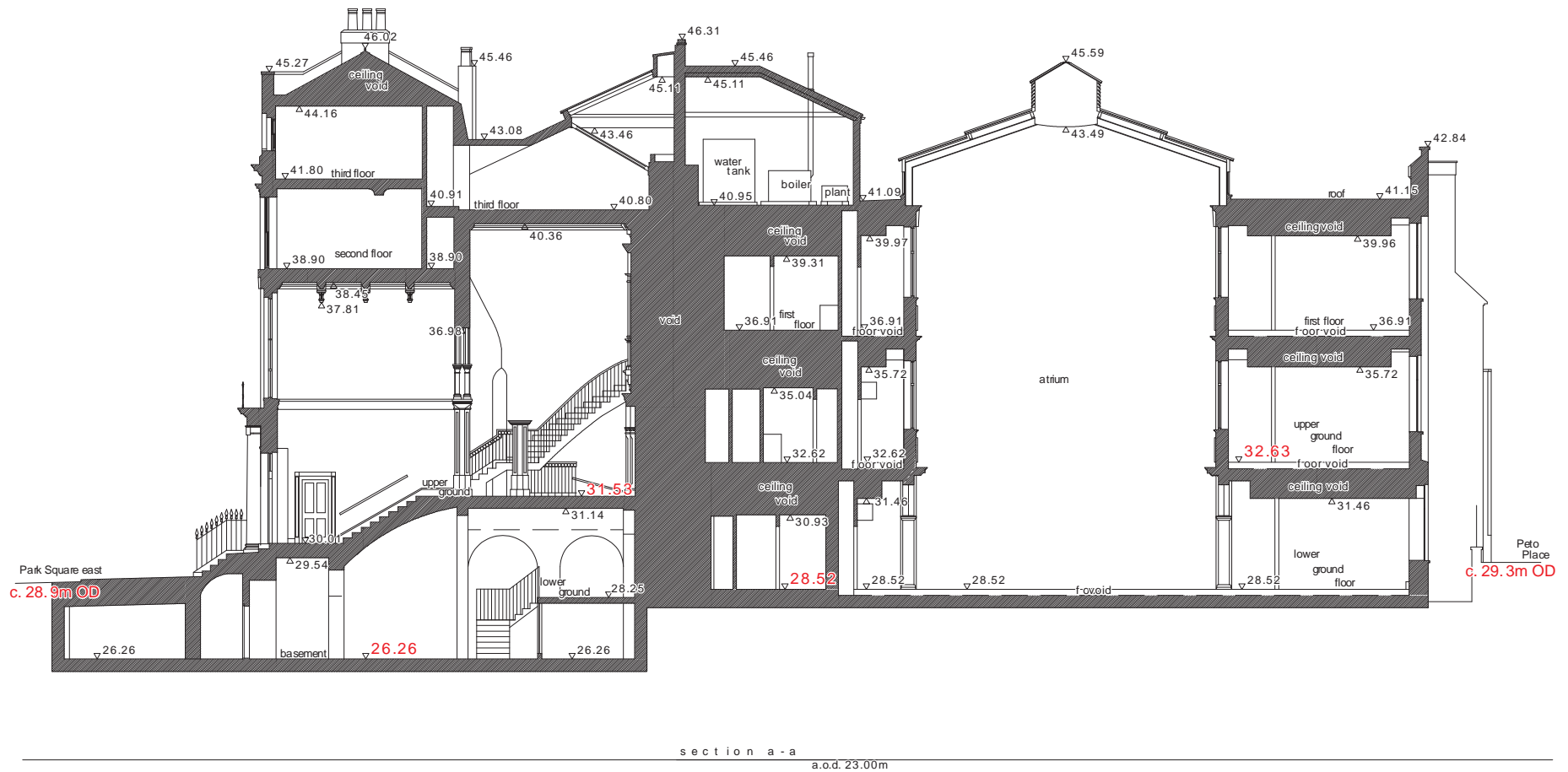


Fig 11 Existing south facing section (Hub Architects and Designers Ltd, section A-A, Dwg No: 1126-EX-12, June 2012)



Fig 12 Peto Place elevation looking north-west (Mola photo 14/05/13)



Fig 13 Vaults beneath the pavement at Park Square East (Mola photo 14/05/13)

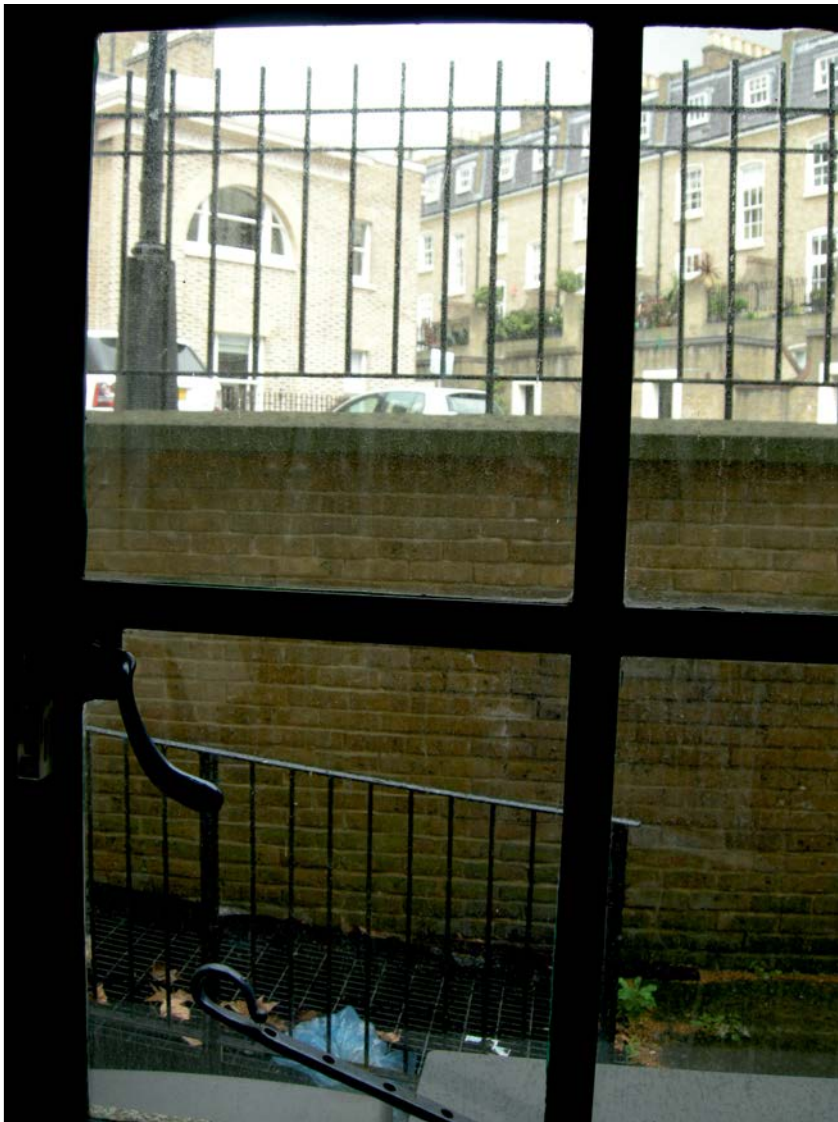


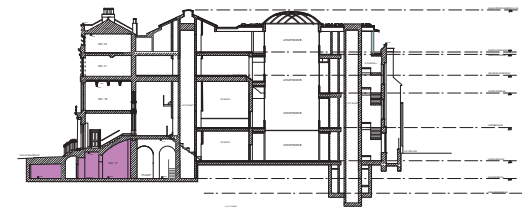
Fig 14 Partial basement/lower ground floor in the eastern section of the Diorama looking out on Peto Place (Mola photo 14/05/13)



Fig 15 View of basement level from the lower ground floor at 17-19 Park Square East (Mola photo 14/05/13)



Fig 16 Architectural details within the Atrium at 18 Park Square East, facing north-east (Mola photo 14/05/13)



NOTE: ANY REPAIR AND RENOVATION TO THE EXISTING FABRIC TO INVOLVE MATCHING MATERIALS AND TECHNIQUES.

DIAGRAMMATIC FRONT ELEVATION SHOWING SPLIT OF PROPERTIES

3		
2		
1		
G		
B		
	17	19

- structural wall to new basements
- proposed electrical ducts from substation
- new manhole
- proposed combination drainage route
- proposed lift pit

0 1:400 scale @ A4 20m

Fig 17 Plan of proposed basement level (HUB Architects and Designers Dwg. No. 1126-PL-01 Rev. K 12/07/2014)



