6-10 CAMBRIDGE TERRACE & 1-2 CHESTER GATE
London NW 1

London Borough of Camden

Historic environment assessment

March 2015

MOLA

REGISTERED ORGANISATION CIfA

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Figures

Cover: Photo of Cambridge Terrace looking north-east

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

Executive summary

Moxley Architects Ltd on behalf of CPC Group Ltd has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 6–10 Cambridge Terrace and 1–2 Chester Gate in the London Borough of Camden. The scheme comprises the refurbishment of the existing Grade listed early 19th century townhouses and the construction of a new basement and associated plant enclosure beneath the existing lower ground floor. The new basement would extend beneath the existing car park of Cambridge Terrace, around 15m westwards beyond the building footprint. A secant pile wall is proposed around the basement perimeter. Micro-piles with pile caps would support a sub-basement pool.

The site is located within the Regents Park Conservation Area and contains four listed buildings of early 19th century date: the Grade I listed 6–10 Cambridge Terrace (largely sensitively rebuilt in the 1980s); the Grade II listed 1–2 Chester Gate; Grade II railings to the forecourt garden of 1–10, and two Grade II listed bollards at entrance to the forecourt to Nos. 1–10. Regents Park, a Grade I registered park, lies immediately adjacent to the west.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise early 19th century yard surfaces, garden deposits and earlier agricultural remains in the currently open areas of the site, of low heritage significance. In the north-east of the site, outside the footprint of the proposed works, there is high potential for remains of a demolished early 19th century mews building below the existing car park such as wall foundations, of low heritage significance.

The location of the site on heavy clay soils likely made it unattractive for occupation. The site was located outside the known historic settlement centres, with few finds consequently there is low potential for earlier remains. Prior to construction of the existing buildings on the site in the early 19th century the site was situated in fields.

The existing lower ground floor will have truncated or removed any archaeological remains across 40% of the site footprint. Based on the results of geotechnical investigations undertaken within the site for engineering purposes there is potential for truncated cut features (eg agricultural ditches) to survive beneath the existing lower ground floor slab in the eastern two thirds of the building footprint. Outside the building footprint there is a high potential for the survival of archaeological remains.

Excavation for the proposed basement and associated plant enclosure would entirely remove any surviving archaeological remains within the footprint of these works. The majority of the excavation would take place within the footprint of the existing lower ground floor, which has limited survival. The main impact would be to the west of the existing building and lower ground floor, in the currently open forecourt area, which has had little disturbance in the past.

The archaeological potential of the site in the areas of proposed impact, which is relatively small in area, is likely to be limited to possible garden or agricultural remains of no more than low significance, and in view of this, it is considered unlikely that any further archaeological work would be required. In 2010, listed building consent and planning permission was granted for refurbishment of the existing buildings and the excavation of a basement. Whilst the site outline of the current proposal now includes the southern half of the Cambridge Terrace forecourt, in terms of ground disturbance the proposal is similar in lateral extent to the consented scheme; only the depth of proposed impact is greater, with the base of the pool extending a further 2.0m below the previous levels. No archaeological condition was attached to the previous granting of consents, and it is unlikely that this would be the case for the present scheme.

1 Introduction

1.1 Origin and scope of the report

1.1.1 Moxley Architects Ltd on behalf of CPC Group Ltd has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at nos. 6–10 Cambridge Terrace and 1–2 Chester Gate in the London Borough of Camden (National Grid Reference 528760 182580: Fig 1). The proposed development comprises the refurbishment of the existing listed buildings on site and the construction of a new basement and associated plant enclosure beneath the existing lower ground floor. The new basement would extend beneath the existing car park of Cambridge Terrace, around 15m westwards beyond the building footprint. A secant pile wall is proposed around the basement perimeter. Micro-piles with pile caps would support a sub-basement pool.

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.

1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views). This archaeological report is not intended to support an application for Listed Building Consent or Conservation Area Consent.

1.1.4 In 2010, listed building consent and planning permission was granted for refurbishment of the existing buildings and the excavation of a basement. Whilst the site outline of the current proposal now includes the southern half of the Cambridge Terrace forecourt, in terms of ground disturbance the proposal is similar in lateral extent to the consented scheme; only the depth of proposed impact is greater, with the base of the pool extending a further 2.0m below the previous levels. No archaeological condition was attached to the previous granting of consents.

1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), English Heritage (2008, 2011), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.

1.1.6 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 contain four listed buildings:

- Numbers 1–10 And Attached Railings (6–10 Cambridge Terrace), Grade I listed early 19th century terraces (**HEA 1a**);

- Numbers 1–4 and attached railings (1–4 Chester Gate), Grade II listed early 19th century semi-detached houses (**HEA 1b**);
- Railings To Forecourt Garden Of Numbers 1–10, Grade II listed early 19th century railings (**HEA 1c**);
- Two Bollards At Entrance To Forecourt To Numbers 1–10, Grade II listed early 19th century bollards (**HEA 1d**);

1.2.2 The site does not contain any other nationally designated (protected) heritage assets.

1.2.3 The site is located within the Regents Park Conservation Area as defined by the London Borough of Camden. Regents Park (**HEA 27**), a Grade I registered park and garden, lies immediately adjacent to the west (Fig 2). The site is not located within an Archaeological Priority Zone as defined by the LPA.

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 9.4.2 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for 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 1000m-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. The 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;
- British Geological Survey (BGS) – solid and drift geology digital map;
- Moxley Architects – architectural drawings (Moxley Architects Ltd, November 2008, August 2014), geotechnical data (Soil Technics 2015), existing site survey (Moxley Architects Ltd, November 2008); information on the 2009 planning consent
- Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.

2.1.4 The assessment included a site visit carried out on the 24th of April 2009 in order to determine the topography of the site 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. Observations made on the site visit have been incorporated into this report. As it is understood that there has been no change to the site since 2009, an additional site visit was considered unnecessary.

2.1.5 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).

2.1.6 Section 9.4.2 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.

2.1.7 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with 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 located to the east of Regents Park, at Cambridge Terrace, in the London Borough of Camden (NGR 528760 182580: Fig 1). The site is bounded by the Outer Circle to the west; Chester Gate to the north; and Cambridge Terrace Mews and 1–5 Cambridge Terrace to the south and east.

3.1.2 The site falls within the historic parish of St Pancras (1660), and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.

3.1.3 The chief topographical feature of the area, which would have had a strong influence on early settlement, was the Tyburn stream, one of the now lost Rivers of London, which would have been located *c* 900m west of the site and flowed south from the high ground of southern Hampstead. Marylebone Lane, *c* 1.2km south-west of the site followed its east bank, and the stream crossed Oxford Street near the site of Bond Street underground station, where there was a Roman bridge carrying 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 Marylebone village area by the time of the first maps in the early 18th century.

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 Modern ground levels vary across the site. Immediately in front of the buildings along Cambridge Terrace, in the western part of the site, the modern ground level lies at *c* 30.9m above Ordnance Datum (OD), sloping down to *c* 30.0m OD towards the main road (Cambridge Terrace Outer Circle). Along the northern part of the site, fronting Chester Gate, the average ground level is *c* 31m OD. From the north-eastern corner of the site the ground slopes fairly steeply down into Cambridge Terrace Mews and onto the car park at the rear of 1–2 Chester Gate. Ground level here drops down to an average level of 28.8m OD (Moxley Architects Ltd, drwg 639–1.002 dated November 2008). The change in ground level is probably due to the ground level adjacent to the site being built up to help form the basement level of the terrace. The level of the mews possibly represents the original ground level.

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 British Geological Survey (BGS) digital drift and solid geology shows the site is located on London Clay.

3.3.3 A geotechnical investigation was undertaken on site for engineering purposes by Soil Technics (Soil Technics 2015) to assess the current ground conditions. This comprised one borehole and nine hand-dug trial pits within the basement of the existing building and two boreholes on Cambridge Terrace outside the building footprint. The investigations were not archaeologically monitored.

3.3.4 Within the basement the survey mainly recorded 0.2–0.3m of concrete directly overlying London Clay. London clay was recorded at depths of 27.5–28.3m OD. In four of the test pits (TP01, 08, 10, 21) 0.2–0.5m of undated made ground was recorded (28.2–28.4m OD) overlying London Clay. On Cambridge Terrace, in the western third of the site undated made ground was recorded within the two boreholes at c 30.6–30.9m OD (0.2m below ground level/mbgl) overlying London Clay at 29.6–29.7m OD (1.2–1.5mbgl).

4 Archaeological and historical background

4.1 Overview of past investigations

4.1.1 Only a limited number of archaeological investigations have been carried out within the study area and little archaeological material has been found in the vicinity of the site. The majority of these investigations, including the watching brief at Colosseum Terrace (**HEA 2**) *c* 80m to the south-east of the site, revealed evidence for the post-medieval occupation of the area (**HEA 3, 6, 9, 10, 12**–**15**). One investigation *c* 650m to the south-east of the site (**HEA 5**) revealed evidence for prehistoric activity which was recovered from the gravel, and is thus unlikely to be within its original context. The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below.

4.1.2 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. Little evidence can be found of any prehistoric activity in the area of the site. A single, possible Palaeolithic flint flake was found at Gower Street *c* 650m to the south-east of the site, on the Thames gravels (**HEA 5**).

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 and coast 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 is no evidence dating to this period 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 Evidence dating to these periods from the study area is limited. Two chance finds of Neolithic axes are recorded on the GLHER in Gower Street (**HEA 21** and **22**) *c* 800m and 950m to the south-east of the site, but no evidence of occupation has been found. It is thought that this area would have been wooded in the later prehistoric periods due to the underlying London Clay. The Thames gravels to the south would have been more conducive to early settlement and farming.

Roman period (AD 43–410)

4.2.5 Shortly after the Roman invasion of Britain in AD 43 the main settlement of London (*Londinium*) was established on the north side of the Thames (3km south-east of the site). During this period the site lay within the economic hinterland of *Londinium* and probably within woodland. Small, nucleated settlements and an organised system of larger villa estates were typically located along the major roads, and acted both as markets and as producers supplying *Londinium*, particularly with agricultural produce (MoLAS 2000, 150).

4.2.6 It is possible that the Roman settlement spread up the Tyburn valley to the west and south-west of the site, although perhaps not as far as the site. Rural land use including farming and associated field systems is quite likely in the accessible hinterland of the Roman road network,

especially close to a water source such as the Tyburn. Tottenham Court Road *c* 400m east of the site is thought to follow a Roman road. Further afield, Watling Street ran southwards from Edgware via Park Lane towards a crossing at Westminster, and another main Roman road from *Londinium* ran along Oxford Street.

4.2.7 The area immediately around the site in the Roman period is not well known but no evidence of occupation of this date has been found in the study area, although there is some evidence of activity around the site. A Roman brick field as well as a potsherd and coin and are noted *c* 870m to the north-west in Regents Park (**HEA 18**) and a Roman key and coin are recorded *c* 950m south-west (**HEA 26**). Seven incomplete Roman bone pins, an iron brooch and a small fragment from a plate were found at Great Portland Street *c* 600m to the south (**HEA 23**). The site would have been located some distance from the main settlement and thoroughfares and in all likelihood would have been located within open fields or woodland.

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

4.2.8 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.

4.2.9 The site lay within 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* 1.1km 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 a focus for settlement.

4.2.10 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* 3km 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.

4.2.11 The main St Pancras manor was eventually broken up into smaller estates. The site fell within the Tothele manor (later Tottenhall) in the north-west, which Domesday Book (AD 1086) describes as containing 5 hides (a unit of land), 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.

4.2.12 The site was located some distance from the main settlement during this period and evidence in the study area is limited to a single chance find of a Saxon ring recorded on the GLHER *c* 800m west of the site (**HEA 20**). Throughout this period the site probably lay within open fields or woodlands.

Later medieval period (AD 1066–1485)

4.2.13 The manor of Tottenhall 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.

4.2.14 There is some evidence dating to this period from the study area but this is mainly from chance finds and observations recorded on the GLHER. Only one archaeological investigation revealed evidence dating to this period. At Marylebone High Street *c* 50m south-west of the site (**HEA 9**) a wall was observed which was thought to be part of the 13th century manor house of the neighbouring Marylebone manor estate which stood at this location. The 13th century Tottenhall manor house is recorded on the GLHER *c* 550m east of the site (**HEA 12**) but an excavation carried out at the spot only revealed post-medieval evidence. Additionally the GLHER records a medieval road at Crowndale Road, *c* 900m north-west of the site (**HEA 19**) and the site of the medieval Marylebone village and church *c* 860m and 960m south-west of the site (**HEA 25** and **26**).

4.2.15 Throughout this period the site lay some distance from these settlements and probably lay within open fields or woodlands.

Post-medieval period (AD 1485–present)

4.2.16 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, Henry VIII appropriated part of the land and bought out the occupier to create a hunting park, known as Marylebone Park (**HEA 27**). 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 along 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. The park is also shown as 'Marybon Park' on Blaeu's map of 1646 (not illustrated).

4.2.17 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. At the King's execution in 1649 the park was sold with the rest of the Crown Estates. The land was ploughed over and let out in small holdings. At the Restoration, it reverted to Crown Land and for the next 150 years the farms here helped supply London's needs for hay and dairy produce.

4.2.18 The earliest map consulted is Rocque's map of 1746 which shows the site within a plot of ploughed land on open fields (Fig 4). The two main north-south thoroughfares are Green Lane to the immediate west of the site, and Tottenham Court Road to the east. The Tottenham Court building is shown to the south-east of the site. The area is generally sparsely populated with a few single houses and farmsteads dotted around and small pathways running across the fields.

4.2.19 Horwood's map of 1799 (Fig 5) shows no change within the site. The site is still located in open fields to the east of Green Lane Road. The map also shows the Parish boundary between St Mary le Bone and St Pancras. The site is located only a little distance away from the boundary. Although the area immediately surrounding the site is still sparsely populated, the city of London is increasingly growing.

4.2.20 Schemes to develop the area were considered from *c* 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752–1835) had been appointed as their 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. Regent's Park and its buildings took seventeen years to construct, work having started 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).

4.2.21 Greenwood's map of 1824–6 (Fig 6) shows the first development within the bounds of the site, and shows the existing buildings on the site. The area underwent considerable development including newly built terraced and roads. The site is now bounded by new roads to the west and north (Cambridge Terrace) and is almost completely built over. The western part of the site lies in an open forecourt front garden. In the north-east, a small area to the rear of the terraces remains open yard. The map suggests that the buildings at the southern end of Cambridge Terrace Mews (to the south-east of the site) had possibly not been completed at this date. To the south lies the Colosseum which was built in 1824–7 to provide a panorama of London as a tourist attraction.

4.2.22 In 1851 the parkland of Regent's Park was transferred by means of the Crown Land Act from the management of the Commissioners of Woods, Forests, Parks and Chases, to the newly formed Ministry of Works. Pressure from the public for further access to the park continued and several alterations to private fence lines and public footpaths are related to this. The image of Regent's Park was being transformed and the park was no longer one of the more fashionable areas of London, the ground being used increasingly for recreation.

4.2.23 The Ordnance Survey 1st edition 25" map of 1870 (Fig 7) shows the site in more detail. The front yard/ garden area in the western part of the site have undergone minor changes and a new access road has been built. The main road, bounding the site to the east is called Outer

Circle, whilst the small road in front of the terraced houses is Cambridge Terrace. Former Cambridge Place is now annotated as Chester Gate.

4.2.24 During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields.

4.2.25 The park and its surroundings, particularly Nash's terrace and villas, were severely damaged during the Second World War and rubble from damaged buildings was used to fill in the eastern arm of the Regent's Canal, the reclaimed land later being made into a car park for the Zoological Gardens.

4.2.26 The upper parts of the north end of Cambridge Terrace were destroyed in the Second World War; the London County Council Bomb Damage map (not reproduced) show nos. 6–9 Cambridge Terrace as having 'general blast damage – not structural' whilst nos. 10 Cambridge Terrace and 1–2 Chester Gate are shown as 'seriously damaged but repairable at cost'.

4.2.27 During repair works in 1947 a fire occurred which gutted no 7, 8, 9 and 10 Cambridge Terrace. The upper part of the fire-damaged houses was subsequently demolished to first floor level and repair works were carried out until 1949 (Moxley Architects Supporting document).

4.2.28 Nos. 6–10 Cambridge Terrace (**HEA 1a**) were largely rebuilt in 1986 in the manner of John Nash. Nos. 1–2 Chester Gate, were extensively restored in 1986, which entailed a partial reconstruction of the upper floors and internal structural timber. A complete reconstruction of the lower ground floor of the entirety of Cambridge Terrace was carried out to provide garaging and storage accommodation. Some of the original features within nos 1–2 Chester Gate (**HEA 1b**) and no 6 Cambridge Terrace were retained. The Listed building description for Cambridge Terrace and Chester Gate is as follows:

> Nos.1–10 (Consecutive) **CAMBRIDGE TERRACE** and attached railings, Grade I Listed. Terrace of 10 houses. 1825. By John Nash. Northern half, Nos 7–10 rebuilt in facsimile 1986 (war damage), restoring exact external details and symmetry of terrace. Stucco with rusticated ground floor. Slated mansard roof with dormers. EXTERIOR: 4 storeys, attics and basements. 26 window range. Slightly projecting end and original centre bay (with recessed centre). Square-headed ground floor openings; panelled doors with overlights. Recessed sashes. Projecting bays with paired Doric columns, having rusticated blocks at intervals, supporting an entablature and balustrade at 1st floor level. Beneath, square-headed tripartite sashes with segmental arches. Upper floors with architraved sashes and continuous cast-iron balcony to 1st floor windows. Projecting bays with enriched pilaster strips through 1st and 2nd floors and at 3rd floor; 1st floor windows round-arched with radial patterned top and tripartite sash lower portion. Main dentil cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return with projecting bowed bay rising the height of the building. Left hand return of 4 windows and with double Doric portico. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Nos 7–10 were listed on 08/02/88.
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> Nos.1–4 (Consecutive) **CHESTER GATE** and attached railings Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L-shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and walls to areas and rear.

4.2.29 Cambridge Terrace is described in the Buildings of England survey series (Cherry and Pevsner 1997) as 'slightly eccentric, with small alternating rusticated columns, at centre and ends of the ground floor, and otherwise as its decoration only some long vertical incised patterns à la Soane. The upper parts of the N end were destroyed in the Second World War and repaired only in the 1980s'.

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 31.0m OD in the north to 30.0m OD in the west. The level drops down to *c* 28.8m OD in the north-eastern part of the site in the area of the mews.
- The top of untruncated London Clay lies at 29.6–29.7m OD.

Past impacts

5.2.2 Archaeological survival potential is expected to vary across the site due to impact of past development within the site. In the eastern two thirds of the site archaeological survival is expected to be low within the footprint of the existing lower ground floor (Fig 10). The existing basement is at 27.8–28.5m OD and the concrete slab depth of 0.1–0.3m giving a formation level of 27.4–28.4m OD.

5.2.3 Geotechnical investigations undertaken within the existing lower ground floor footprint for engineering purposes have recorded modern truncations down to natural in five of the test pits and the single borehole (Soil Technics 2015). In four of the test pits in areas where the formation level is higher undated made ground was recorded directly below the floor slab to depths of 0.3–0.8mbgl (*c* 28.3–28.4m OD).

5.2.4 Archaeological survival potential in the western third of the site is expected to be high due to the absence of basements. The results of the geotechnical survey show recorded depths of 1.0–1.3m of undated made ground directly below the road surface in two boreholes (*c* 30.6–31.0m OD).

Likely depth/thickness of archaeological remains

5.2.5 Given the depth of the existing single depth basement across the site and the results of previous geotechnical investigations it is likely that archaeological remains have been heavily truncated or entirely removed across 70% of the site. There is potential for up 0.5m of undated made ground to survive. This is likely to be along the eastern half of the basement footprint where the formation level is higher. There is also potential for truncated cut features to survive across all areas directly below the basement floor slab.

5.2.6 Outside the basement footprint on Cambridge Terrace in the western third of the site there is potential for up to 1.2m of undated made ground to survive.

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 low potential to contain archaeological remains dated to the prehistoric period*. The site's location on heavy London Clay would have made it a less ideal location for early settlement. This appears to be reflected in the lack of finds within the study area although not many investigations have been carried out to this date and our understanding of prehistoric activity in the area is limited.

5.3.3 *The site has low potential to contain archaeological remains dated to the Roman period*. The site was located some distance from any major settlement and roads. There may have been settlement along the now built over Tyburn River *c* 900m to the west of the site, but any such settlement may not have extended as far as the site. The site was possibly located on open fields or wooded during this period.

5.3.4 *The site has low potential to contain archaeological features dated to the early and later medieval period.* The site would have been located some distance from any main settlement during this period and the limited evidence for activity indicates that the site would have probably been located within open fields or woodland.

5.3.5 *The site has high potential to contain archaeological features dated to the post-medieval period*. The main potential for the site is for yard surfaces and garden features in the forecourt in the western part of the site, of **low** significance, and for buried remains of a mews building in the north-eastern part of the site (outside the area of proposed impact). Historic map evidence shows a mews building here at the rear car park of the 1–2 Chester Gate; this building was at the northern end of a row and appears to have been demolished to provide an access road, probably in the 20th century. Below ground remains of this building, such as wall foundations might still be present beneath the paving and would be of **low** significance as derived from the historic and evidential values. Prior to construction of the existing buildings, the site was situated in fields and there is potential in the currently open areas of the site for agricultural remains, such as plough soils and field ditches, which would be of **low** significance.

6 Impact of proposals

6.1 Proposals

6.1.1 The proposed development would comprise internal refurbishment of the existing Grade I and Grade II listed buildings for residential use. Two new basement levels (basement and associated plant enclosure) would be excavated below the existing lower ground floor extending beneath Cambridge Terrace and occupying the western two thirds of the site (*c* 70%). This would require excavation beyond the footprint of the existing building, extending 15m westwards (Fig 11–12).

6.1.2 The proposed basement level would occupy the north-western third of the site and would have a floor level of 23.8m OD (6.2–7.2mbgl) (Fig 11).

6.1.3 The proposed associated plant enclosure would occupy the north-western quarter of the site (Fig 12) and would have varying floor levels:

- The pool would be at 19.8–20.8m OD (*c* 9.2–11.2mbgl);
- The plant area would be at 19.8m OD (*c* 10.2–11.2mbgl);
- The car lift pit would be at 22.4m OD (*c* 7.6–8.6mbgl).

6.1.4 A new perimeter 'Silent Piler' wall would be established in advance of excavation and the vault walls would be underpinned down to the new formation level of the proposed basement, *c* 23.4m OD (Michael Barkley Partnership 2009). Micro piles with pile caps would be inserted below the pool structure (Paul Straupmanis of Moxley Architects *pers*. *comm*.). It is assumed for the purposes of this assessment that no underpinning is required.

6.2 Implications

6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

Basements

6.2.3 The greatest impact would arise from the excavation of the proposed basement and associated plant enclosure in the area which does not currently have a basement in the north-west of the site to a formation level of *c* 19.3–23.3m OD (*c* 7.7–11.2mbgl). Excavation below the existing lower ground floor would also have an impact removing any archaeological remains which survive beneath the existing floor slab. This may include post-medieval deposits and cut features, the presence of which is suggested from the results of a geotechnical investigation undertaken on site (Soil Technics 2015).

Piling

6.2.4 Augered piles are proposed and any archaeological remains within the footprint of the piled basement perimeter wall would be removed. There are no details regarding the micro-piles beneath the proposed pool (eg size or density) although if they were inserted after the pool excavation, as is assumed, they would have no additional impact as any remains would already have been removed.

Lift pits

6.2.1 The proposed lift pit in the north-east of the associated plant enclosure would extend to a

depth of 1.5m below the foundation slab formation level. As excavation for the basement and associated plant enclosure would have removed any surviving archaeological remains and extended below the depth of natural, this work would have no further impact.

7 Conclusion and recommendations

7.1.1 The site is located at 6–10 Cambridge Terrace, Grade I listed terraces, and 1–2 Chester Gate, Grade II listed houses. The site also contains the Grade II listed garden railings and bollards within Cambridge Terrace. The site is located within the Regent's Park conservation area as defined by the London Borough of Camden.

7.1.2 Archaeological survival potential is expected to be low or moderate within the footprint of the existing building where excavation for the existing basements has truncated or removed any archaeological deposits, as has been provisionally identified from the results of geotechnical investigations previously undertaken within the site for engineering purposes. In the currently open areas, including the western third of the site along Cambridge Terrace archaeological potential is expected to be high for early 19th century entrance yards surfaces and garden soils and possibly earlier agricultural soils/ditches, of low significance, with footings of an early 19th century mews building in the north-eastern area (outside the area of proposed impact), also of low significance. Generally the site has low potential for remains from all other periods pre-dating the post-medieval when the site was situated in open fields or woodland.

7.1.3 Excavation for the proposed basement and associated plant enclosure (including the pile perimeter wall) would remove any archaeological remains within the footprint of these works and extend below the level of natural.

7.1.4 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
Post-medieval garden soils, yard surfaces and agricultural remains (high potential)	Low	Basement excavation and piled perimeter wall would remove any archaeological remains within the footprint of these works. **Significance of asset reduced to negligible or nil.**
Remains of 19th century buildings such as wall foundations, cellars and cut features such as cess pits or wells and garden deposits; (high potential)	Low	Outside area of proposed impact.

7.1.5 The archaeological potential of the site in the areas of proposed impact, which is relatively small in area, is likely to be limited to possible garden or agricultural remains of no more than low significance, and in view of this, it is considered unlikely that any further archaeological work would be required.

7.1.6 Listed building consent and planning permission was granted for refurbishment of the existing buildings and the excavation of a basement in 2010; whilst the site outline of the current proposal now includes the southern half of the Cambridge Terrace forecourt, in terms of ground disturbance the proposal is similar in lateral extent to the consented scheme; only the depth of proposed impact is greater, with the base of the pool extending a further 2.0m below the previous levels. This is unlikely to have additional impact as the upper basement level will already have removed any remains. No archaeological condition was attached to the previous granting of consents, and it is unlikely that this would be the case for the present scheme.

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 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

8.1.2 The GLHER data contained within this gazetteer was obtained on 16/02/2015 and is the copyright of English Heritage 2015.

8.1.3 English Heritage statutory designations data © English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained in September 2014. The most publicly available up to date English Heritage GIS Data can be obtained from http://www.english-heritage.org.uk.

Abbreviations
MoLAS – Museum of London Archaeology Service (now named MOLA)
ILAU – Inner London Archaeological Unit
DGLA - Department of Greater London Archaeology (Museum of London)
HER – Historic Environment Record

HEA No.	Description	Site code/ GLHER No.
1a	**Numbers 1-10 And Attached Railings** Grade I listed Terrace of 10 houses. 1825. By John Nash. Northern half, Nos 7-10 rebuilt in facsimile 1986 (war damage), restoring exact external details and symmetry of terrace. Stucco with rusticated ground floor. Slated mansard roof with dormers. Exterior: 4 storeys, attics and basements. 26 window range. Slightly projecting end and original centre bay (with recessed centre). Square-headed ground floor openings; panelled doors with overlights. Recessed sashes. Projecting bays with paired Doric columns, having rusticated blocks at intervals, supporting an entablature and balustrade at 1st floor level. Beneath, square-headed tripartite sashes with segmental arches. Upper floors with architraved sashes and continuous cast-iron balcony to 1st floor windows. Projecting bays with enriched pilaster strips through 1st and 2nd floors and at 3rd floor; 1st floor windows round-arched with radial patterned top and tripartite sash lower portion. Main dentil cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return with projecting bowed bay rising the height of the building. Left hand return of 4 windows and with double Doric portico.	1244296
1b	**Numbers 1–4 and attached railings** Grade II listed Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Interiors: not inspected. Subsidiary Features: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. Subsidiary Features: attached cast-iron railings and walls to areas and rear.	1242935
1c	**Railings To Forecourt Garden Of Numbers 1-10** Grade II listed Railings to forecourt garden. c1828. Cast-iron. Foliated design with open work box standards. Inscribed on standards "Peachey Regent Street".	1244298

HEA No.	Description	Site code/ GLHER No.
1d	**Two Bollards At Entrance To Forecourt To Numbers 1-10** Grade II listed Two bollards at entrance to forecourt. c1828. Cast-iron. In the style of Doric columns.	1244299
1e	**Outer Circle/Chester Gate, Camden, NW1 4JL** Garden enclosure laid out in 1825 designed by John Nash.	MLO103760
2	**8–14 Colosseum Terrace, Albany Street** MOLAS Watching Brief 1994 London Clay was truncated by 19th century wall foundations and drains. Collapsed brickwork was exposed, probably a buttress or pier of the former Colosseum (built *c* 1824-27). A few fragments of delftware tiles were recovered, maybe from a fire-place - which retained some of its tiles - *in situ* in the property at No. 12.	CTA94 ELO3100 MLO64506 MLO64508
3	**21–23 Devonshire Place** MOLAS watching brief 2006 Site of The London Clinic Cancer Centre, 60-62 Marylebone High Street, 20-23 Devonshire Place. Post-medieval deposits were recorded at 24.8m OD, 3.6m below the adjacent ground surface. These deposits contained substantial amounts of building material debris, likely remnants of Dove House, a 17th century Manor house. Natural sand was found at 24.8m OD.	DVP06 ELO10316 ELO6998 ELO6729 MLO98369
4	**Regent's Place (north-east quadrant), Osnaburgh Street** MOLAS Watching Brief 2005 No archaeological deposits were observed, the current car park has truncated any deposits in this area. The natural ground, brickearth, was observed at 22.50m OD.	RPL05 ELO5560 ELO7173
5	**360–376 Euston Road, 1–56 Osnaburgh Street and 23–43 Longford Street, NW1** MoLAS Evaluation 2006 Redeposited brickearth containing pottery and building material of probable 19th-c date were recorded above natural brickearth.	EOL06
6	**University College Hospital, Gower Street** MOLAS Watching Brief 2001 Three evaluation trenches were observed. One possible piece of Palaeolithic struck flint was recovered from section cleaning. It may be a small flint flake produced during the manufacture of a stone tool. The context in which it was found was slightly clayey and may represent a palaeochannel. One possible Palaeolithic flake was recovered from the natural gravels.	GWT01 ELO230 MLO75730
7	**50–51 Marylebone High Street** MOLAS evaluation 2001. Extensive 19th and 20th century fill deposits overlay truncated natural gravels. Brick foundations of 18th century date were recorded.	MAB01 ELO1178 MLO75560
8	**52–54 Marylebone High Street** MOLAS watching brief 1998 The site had been truncated by the construction of a petrol station in the 1950s.	MYN98 ELO4108
9	**55–57 Marylebone High Street** DGLA (N) watching brief 1990 A watching brief in 1990 observed a wall which was possibly part of the 13th-c Marylebone manor house, or one of its post-medieval rebuilds. Large quantities of demolition debris suggested that the medieval and post-medieval structures stood on or close to the site.	MAY90 MLO39148 08121801
10	**Tottenham Court, 250 Euston Road** ILAU Excavation, Watching Brief 1979 Excavation and observation in 1979 at the junction of Euston Road and Tolmers Square on the site of the medieval manor house of Tottenhall revealed a stone garderobe pit containing 16th century deposits, and also yard surfaces and fragments of walls. There was modern disturbance. The GLHER dates the manor house to the 13th century.	EUR79 ELO2574 MLO46419 MLO46420 MLO46609 MLO17706 MLO17803 MLO17810
11	**178–182 Drummond Street** MOLAS evaluation 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 century.	DRM94 ELO3185 MLO59981 MLO59982
12	**55–57 Marylebone High Street** MOLAS evaluation, watching brief 1995 Natural brickearth was cut by a number of post-medieval features; two of the evaluation trenches seemed to contain the backfill of one or more large cut features	MYB95 ELO10435 ELO3969 MLO66635

HEA No.	Description	Site code/ GLHER No.
	located on the possible site of Marylebone Manor House, suggesting that the site was quarried for brickearth and gravel after its demolition in 1791. A possible 17th-c wall, revealed in another of the trenches, may have been a boundary wall fronting onto Marylebone High Street. In a fourth trench natural brickearth was cut by a drain, possibly 17th c in date, and overlaid by post-medieval garden soil, which also overlay the brickearth in a further two trenches. The GLHER records this as the medieval manor house as well as the site of the post-medieval Tyburn Manor	MLO11107 MLO66636 MLO66637 MLO70876 MLO70877
13	**50 Triton Square** Four machine dug trial pits were excavated by Over Arup & Partners, 1995. One hand dug trial pit was included for the recovery of soil samples for chemical contaminant testing. No soils or artefacts of archaeological interest were found during the evaluation and all pits contained 19th and 20th century fill sitting on brickearth or gravel in situ soils. This fill was associated with the walls and foundations of an old school house and factory.	ELO1206
14	**Regents Park and Primrose Hill** An archaeological field evaluation of Regent's Park and Primrose Hill Park. Within Regents Park no evidence was found of pre-19th century earthworks with the exception of a deserted medieval village in the area of the London Zoo.	ELO10396
15	**Regents Park Drainage, Inner Circle, Regents Park** AOC 2014 .No further information currently available.	RGN14
16	**16—26 Park Crescent and 77—81 Portland Place, Marylebone, W18** ASE 2014. No further information currently available.	PKT14 PRC14
17	**67 Portland Place** WA Watching Brief, Standing Building Recording 2009 No further information currently available.	PLP09
18	**Warren Street** London Museum, 1966. No further information currently available.	WS66
19	**Maria Fidelis Convent Lower School, North Gower Street** ILAU 1979. No further information currently available.	MF79
20	**Regents Park Broad Walk, between Chester Road and Outer Circle** DGLA No further information currently available.	BW80
21	**Albany St Barracks** Site of the post-medieval barracks, built in 1820—21 and nearly completely rebuilt in 1891—93 recorded on the GLHER.	MLO24055 202920
22	**54 Maple Street** Site of a post-medieval terraced house recorded on the GLHER.	MLO11766 502005
23	**151 Great Portland Street** Findspot of Roman bone pins, an iron brooch and a small fragment from a plate recorded on the GLHER.	MLO71751 MLO71752 MLO71753
24	**Marylebone Road** Site of a post-medieval burial vault. This is listed by Holmes in her Appendix C as being a vault under the church used for interments. According to Holmes, there was no graveyard.	MLO71158
25	**South Villa, Regents Park** The GLHER records the former site of the 19th century house. South Villa was built by Decimus Burton c.1827. In 1908 the lease was purchased by Bedford College and South Villa was consequently demolished c.1919. The site is occupied by the Tuke building completed in 1931 designed by Maxwell Ayrton.	MLO3562
26	**36–40 Maple Street** A post-medieval terraced house recorded on the GLHER	MLO43461
27	**Regent's Park** Grade I listed Early 19th century landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late 20th century.	DLO32883
28	**St Marylebone Episcopal Chapel-ground** Burial ground attached to the chapel which was the parish church until 1816 (Holmes 1896, 280).	Holmes ID 5
29	**St Jame's Burial Ground** Burial ground attached to the parish church of St James, Piccadilly, which was laid out as a garden in 1887 (Holmes 1896, 289).	Holmes ID 72

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* 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.

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 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have

been no significant changes in legislation or advice at a national level.

9.4.2 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.

9.4.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

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.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

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.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

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. 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.

10.1.2 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

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

11.1.1 Hurley Palmer Flatt produced a plan of existing services for parts of the site in December 2008 (Hurley Palmer Flatt drwg 6189/1001 Rev P1). Live services will be present on the western and northern part of the site. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.

11.1.2 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

Alluvium	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).
Archaeological Priority Area/Zone	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
Brickearth	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.
B.P.	Before Present, conventionally taken to be 1950
Bronze Age	2,000–600 BC
Building recording	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)
Built heritage	Upstanding structure of historic interest.
Colluvium	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
Conservation area	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.
Cropmarks	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).
Cut-and-cover [trench]	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
Cut feature	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
Devensian	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.
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	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.
Excavation (archaeological)	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.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Geotechnical	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.
Head	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
Heritage asset	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).
Historic environment assessment	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.
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
Holocene	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'.
Iron Age	600 BC – AD 43

Later medieval	AD 1066 – 1500
Last Glacial Maximum	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.
Locally listed building	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
Listed building	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).
Made Ground	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.
Mesolithic	12,000 – 4,000 BC
National Record for the Historic Environment	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country HER.
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
Palaeo-environmental	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.
Palaeolithic	700,000–12,000 BC
Palaeochannel	A former/ancient watercourse
Peat	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.
Pleistocene	Geological period pre-dating the Holocene.
Post-medieval	AD 1500 – present
Preservation by record	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.
Preservation in situ	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved *in situ* for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Registered Historic Parks and Gardens	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.
Residual	When used to describe archaeological artefacts, this means not *in situ,* ie Found outside the context in which it was originally deposited.
Roman	AD 43 – 410
Scheduled Monument	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
Site	The area of proposed development
Site codes	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
Study area	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.
Solifluction, Soliflucted	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.
Stratigraphy	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
Watching brief (archaeological)	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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MOLA Deposit Survival Archive

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Existing section D-D (dwg 639-3.010 dated November 2008
Ground floor (dwg 639-2.003 dated November 2008)
Lower Ground floor (dwg 639-2.002 dated November 2008)
Section D-D (dwg 639-3.004 dated November 2008)
Proposed Basement Plan (dwg 6392-2.902 August 2014)
Proposed Plant Enclosure (dwg 6392-2.901 August 2014)
Proposed Section BB (dwg 6392-3.002 Rev. P2 September 2014)
6-10 Cambridge Terrace & 1-2 Chester Gate supporting Document

Hurley Palmer Flat
Underground Services (dwg 6189/1001 Rev P1 December 2008)

13.4 Available site survey information checklist

Information from client	**Available**	**Format**	**Obtained**
Plan of existing site services (overhead/buried)	Y	pdf	Y
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	–	–
Geotechnical report	Y	pdf	Y
Envirocheck report	not known	–	–
Information obtained from non-client source	**Carried out**	**Internal inspection of buildings**	
Site inspection	Y	Y	

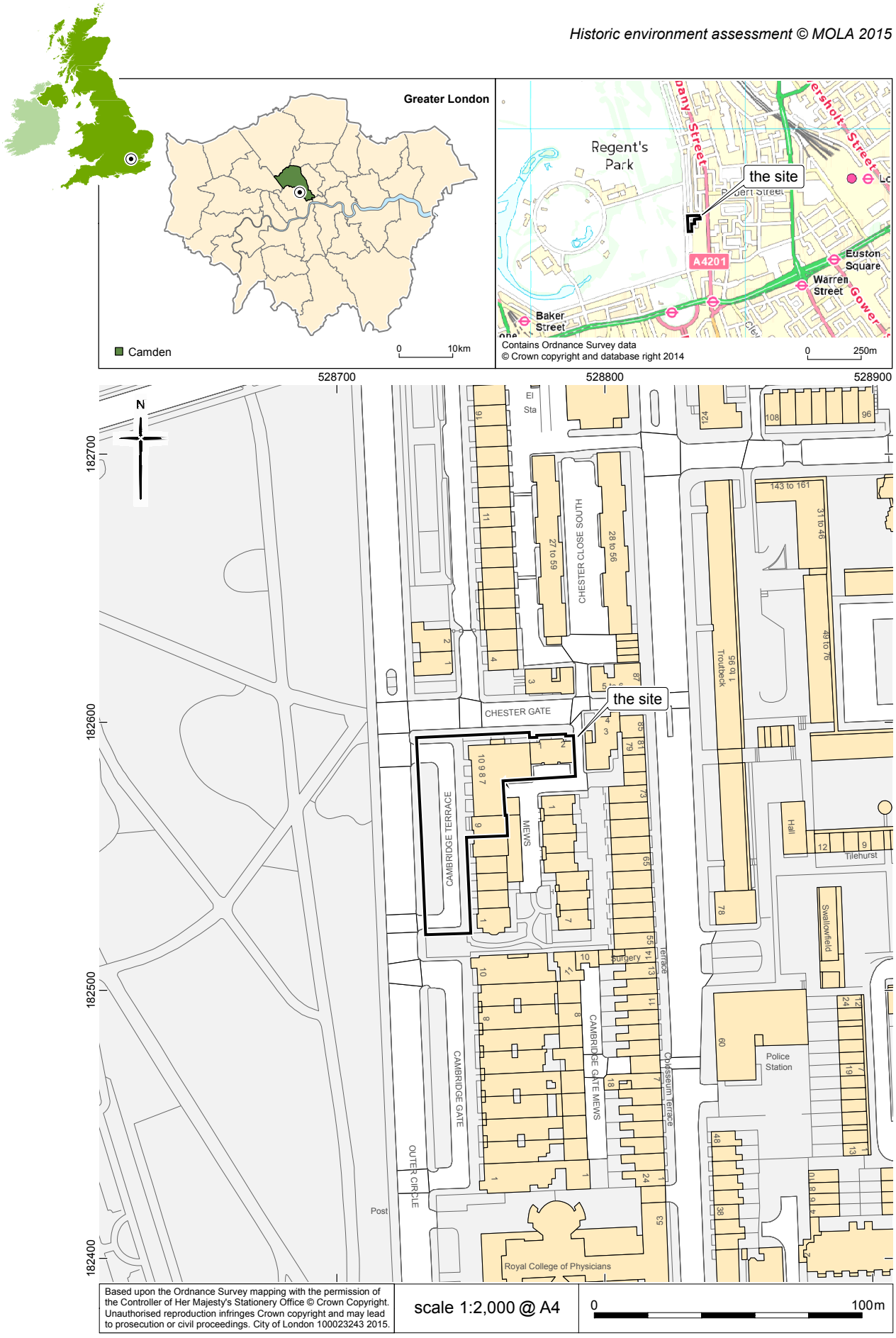

Fig 1 Site location

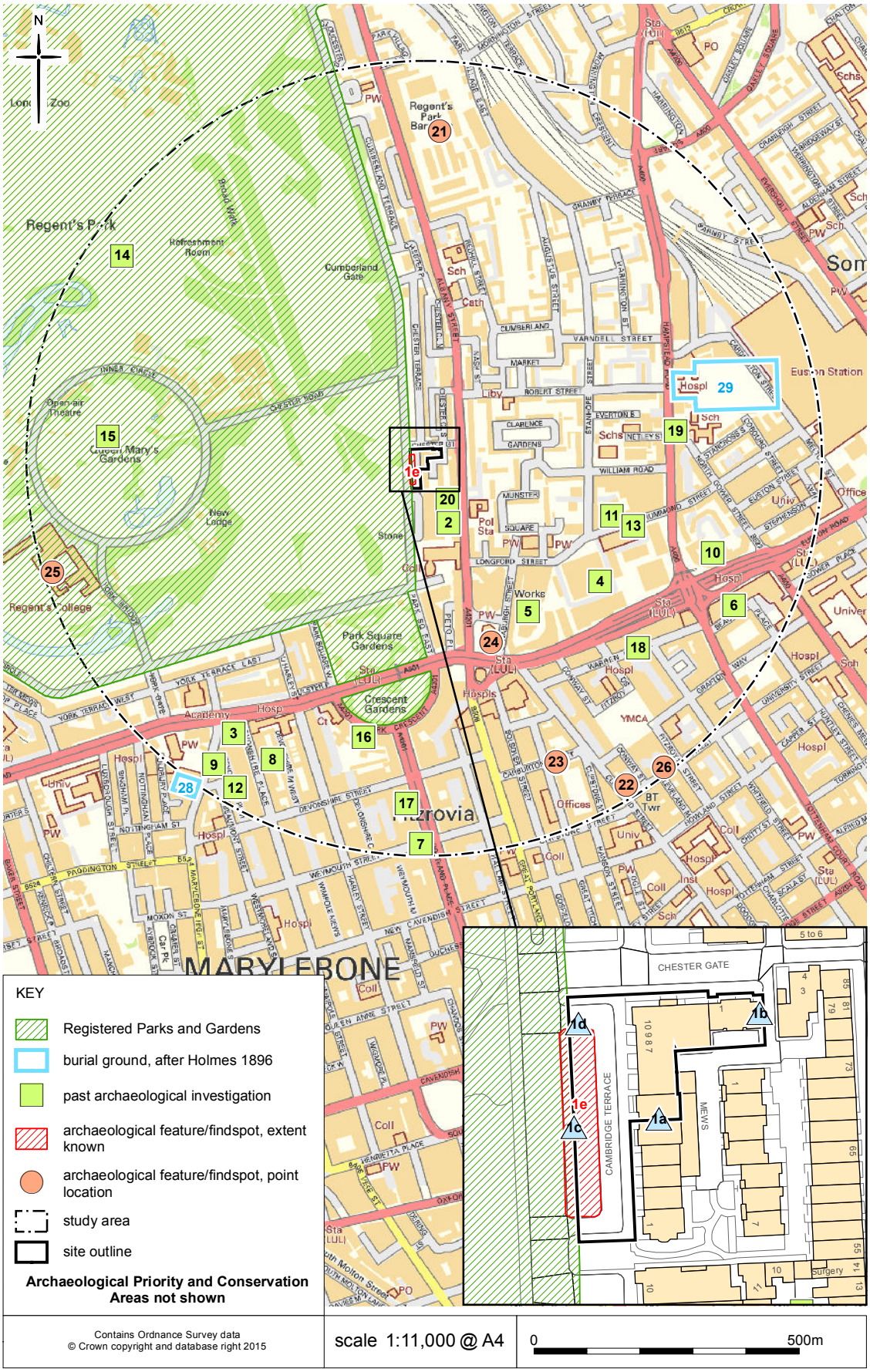

Fig 2 Historic environment features map

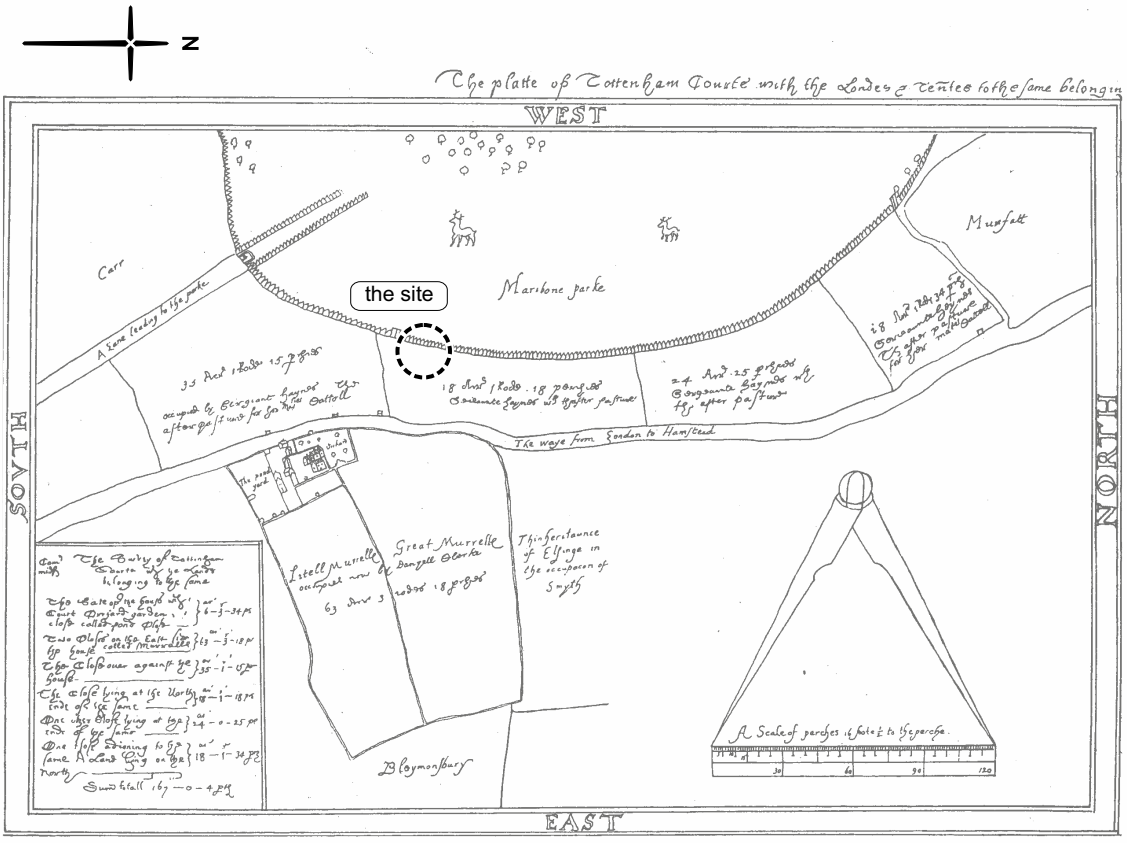

Fig 3 Plan of the manor of Tottenhall 1591 (not to scale)

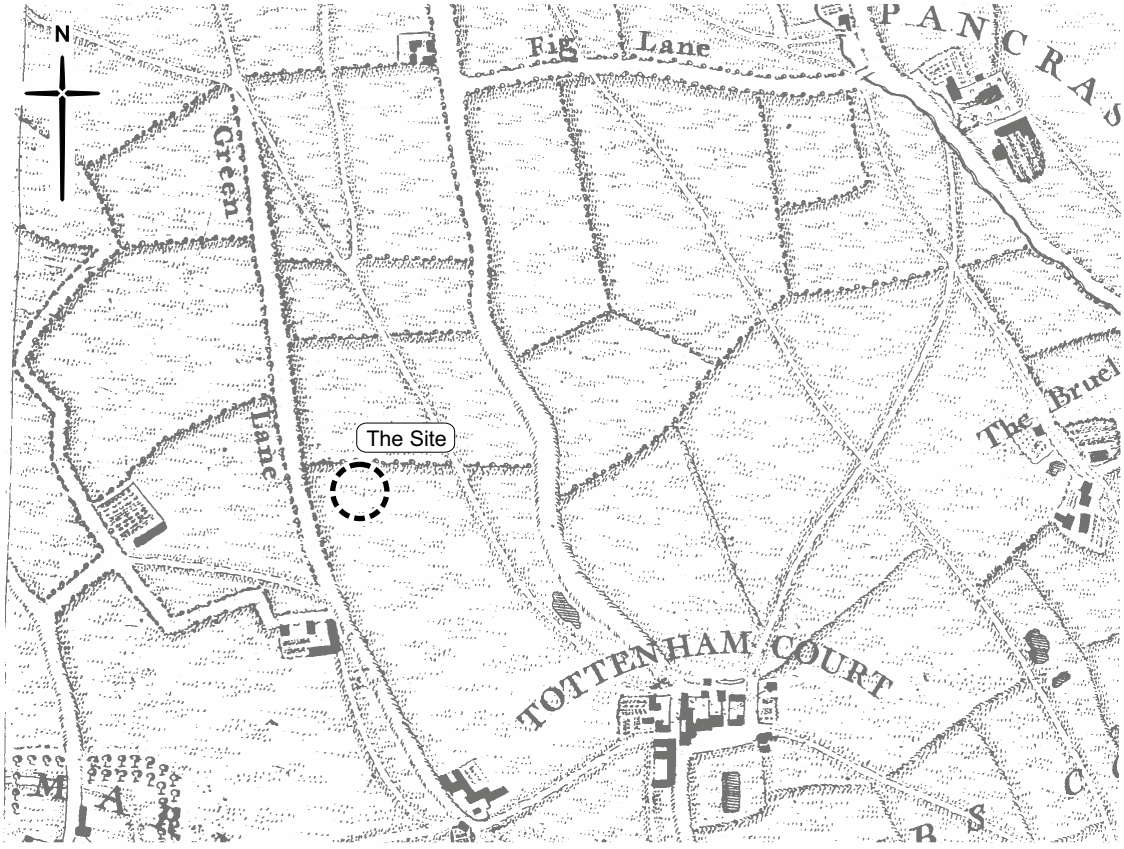

Fig 4 Rocque's map of 1746

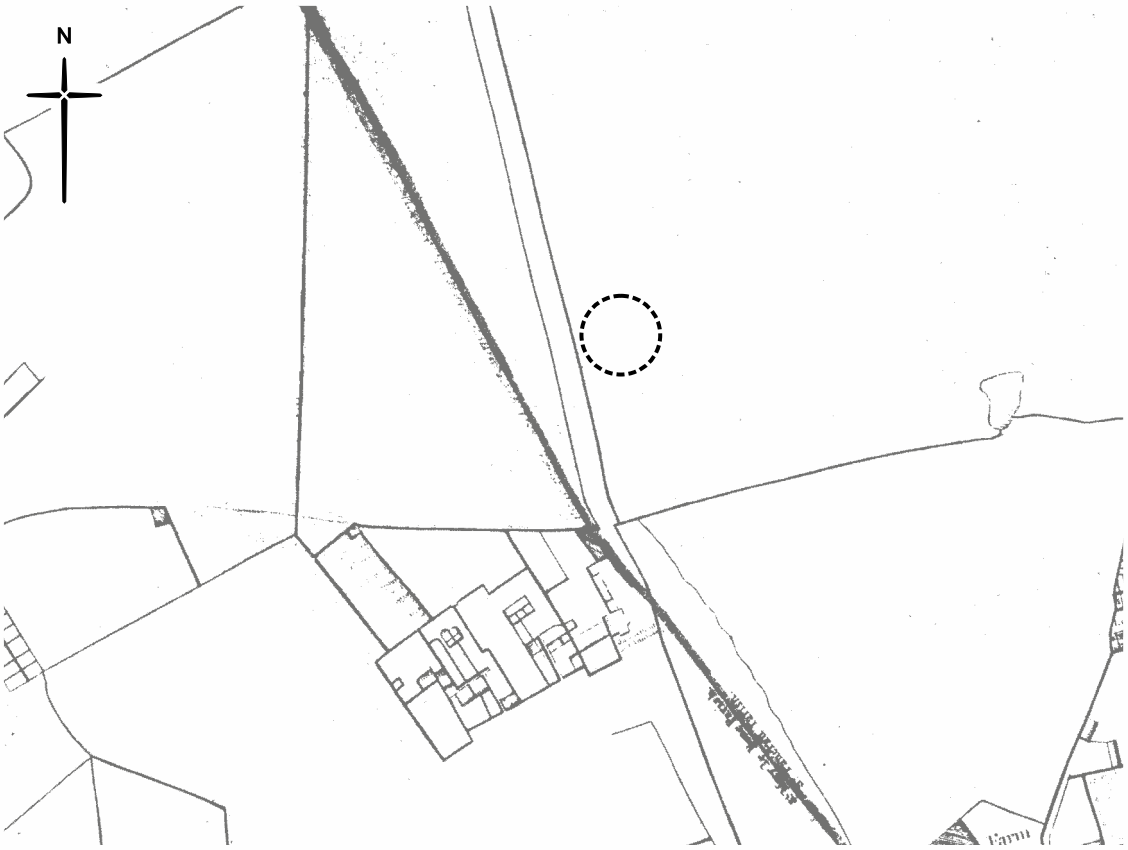

Fig 5 Horwood's map of 1799

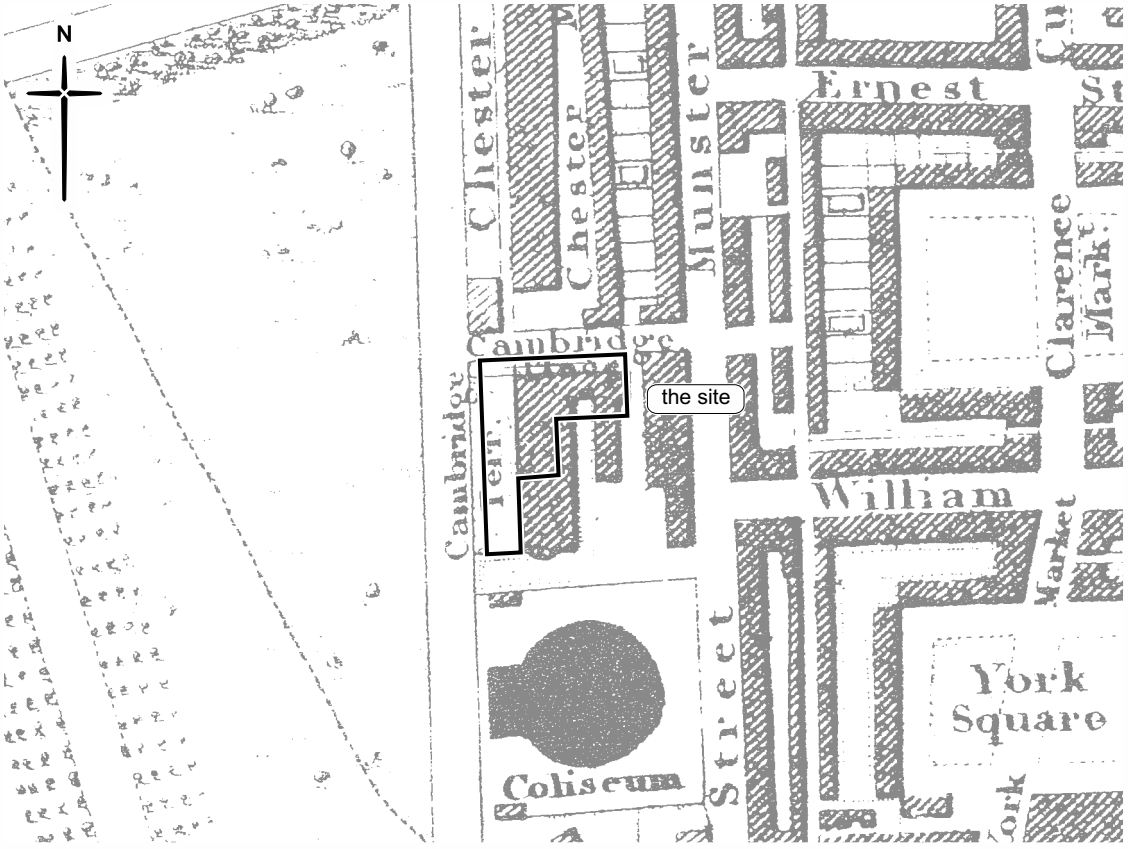

Fig 6 Greenwood's map of 1824–26

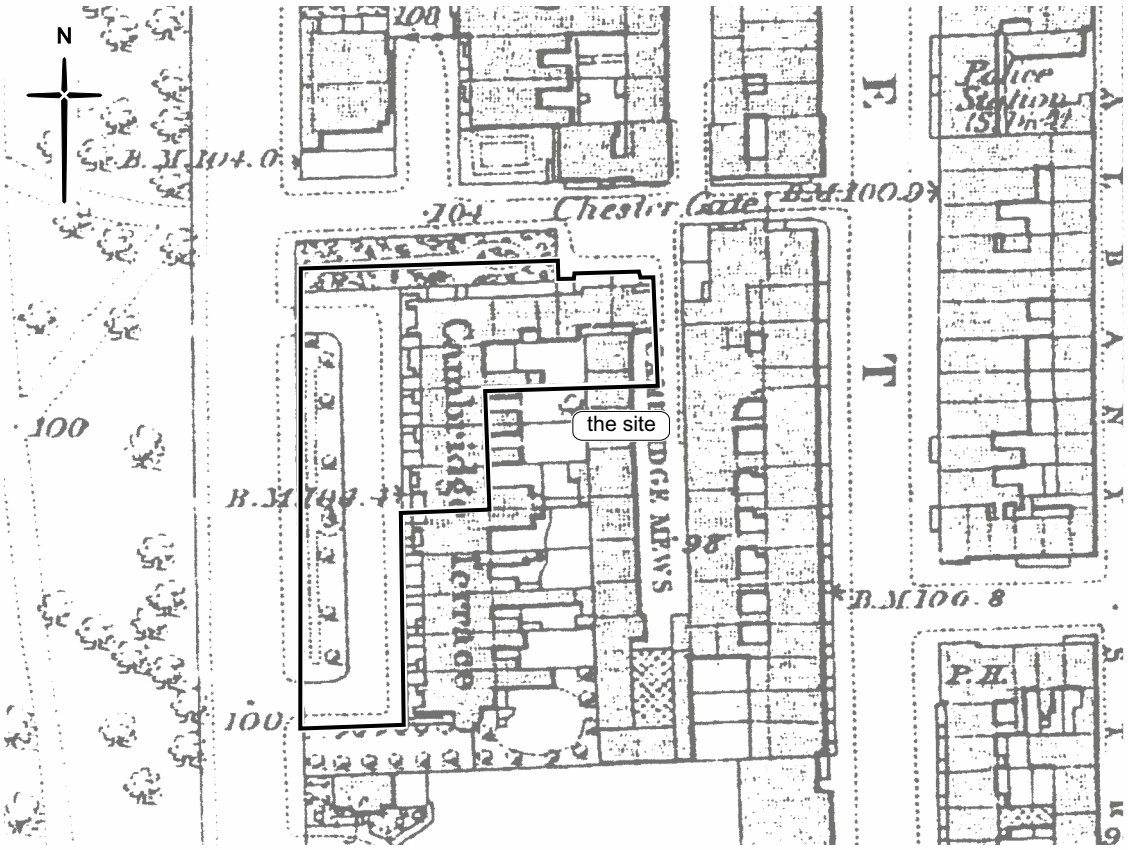

Fig 7 Ordnance Survey 1st edition 25" map of 1870 (not to scale)

Fig 8 Existing site plan (Moxley Architects Ltd dwg 6392-1.002 dated November 2008)

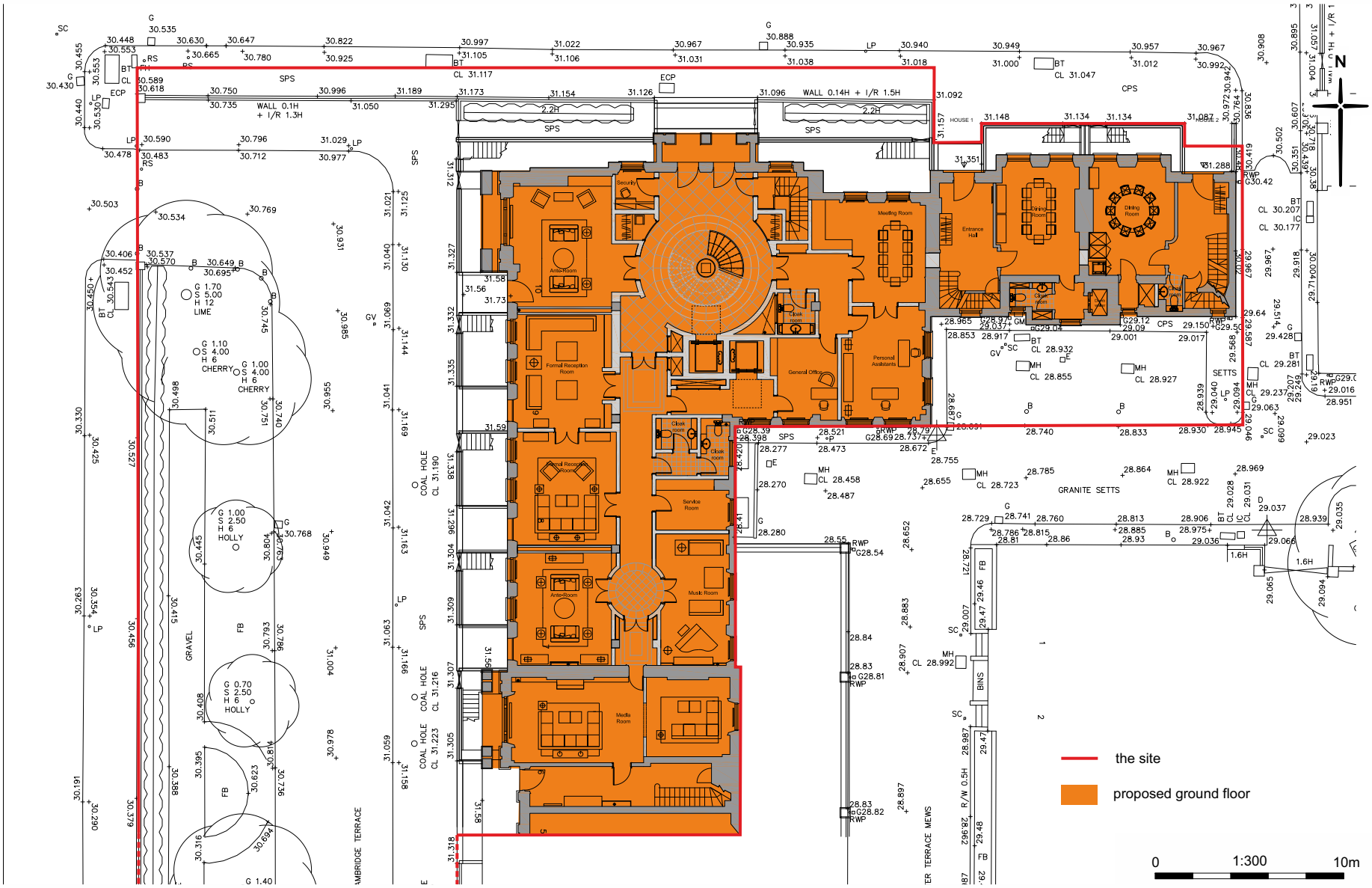

Fig 9 Proposed ground floor (Moxley Architects Ltd drwg 639-2.003 dated November 2008)

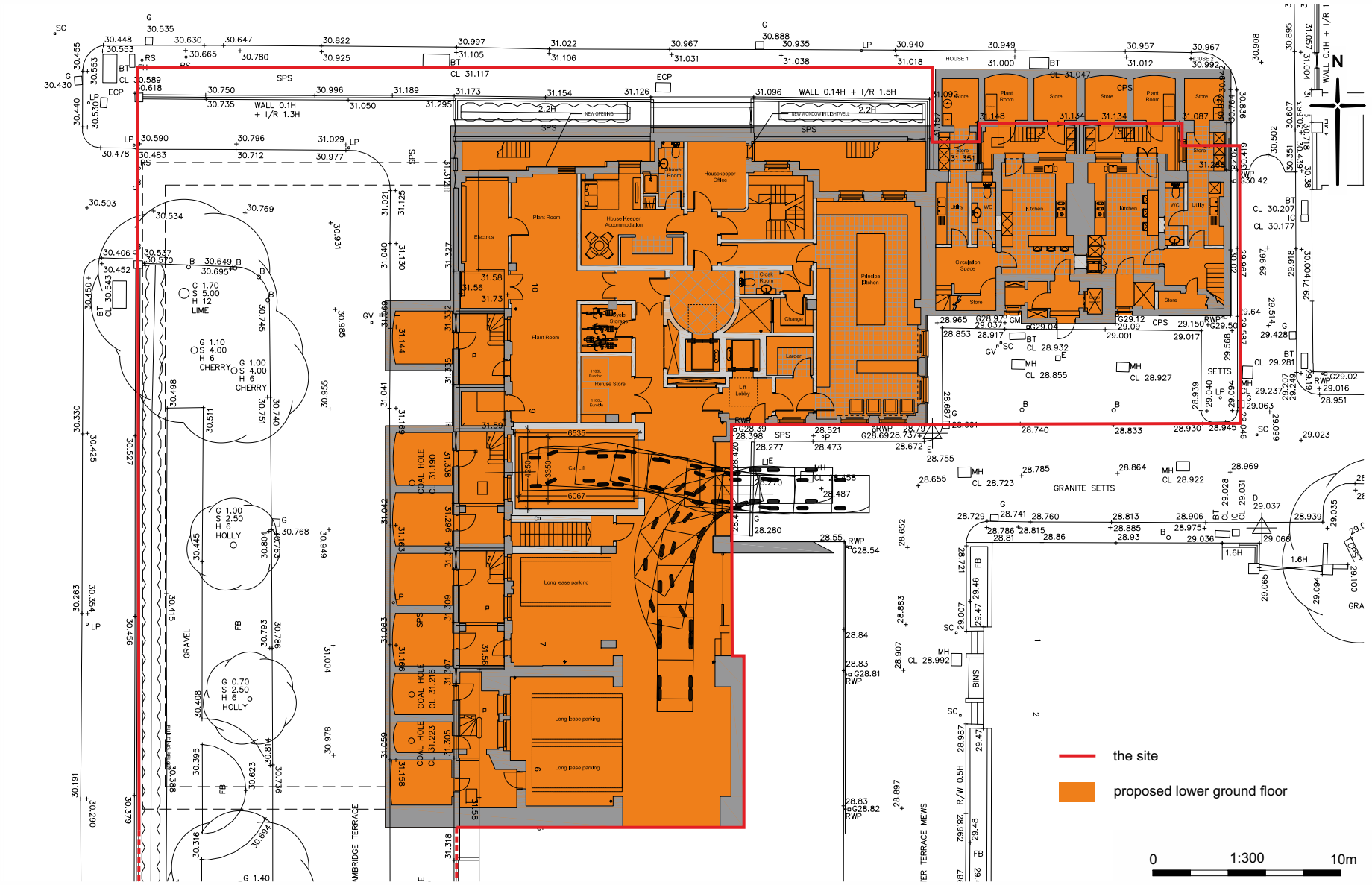

Fig 10 Proposed Lower Ground floor (Moxley Architects Ltd drwg 639-2.002 dated November 2008)

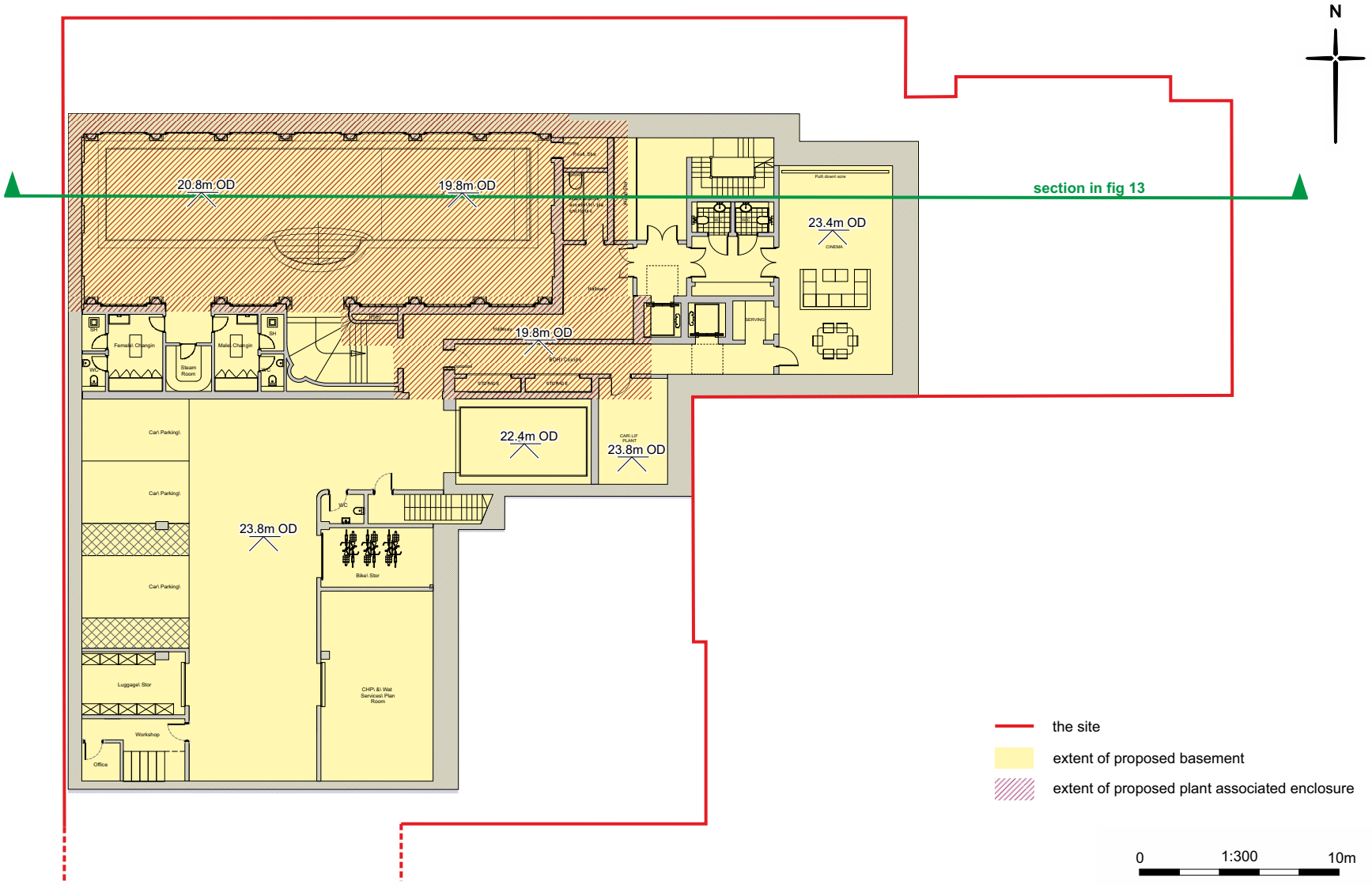

Fig 11 Proposed Basement (Moxley Architects Ltd dwg 6392-2.902 August 2014)

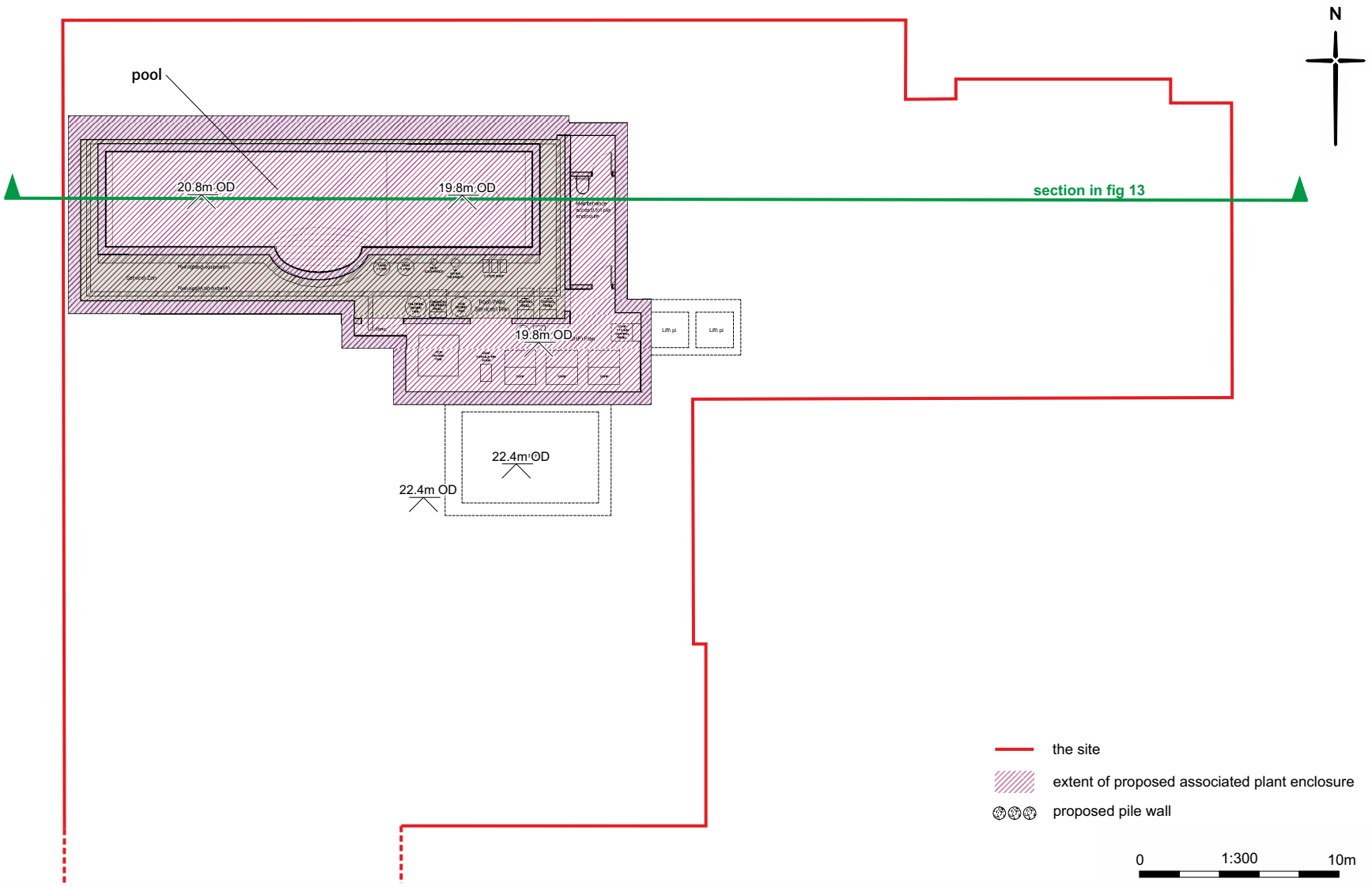

Fig 12 Proposed Associated Plant enclosure (Moxley Architects Ltd dwg 6392-2.901 August 2014)

W **E**

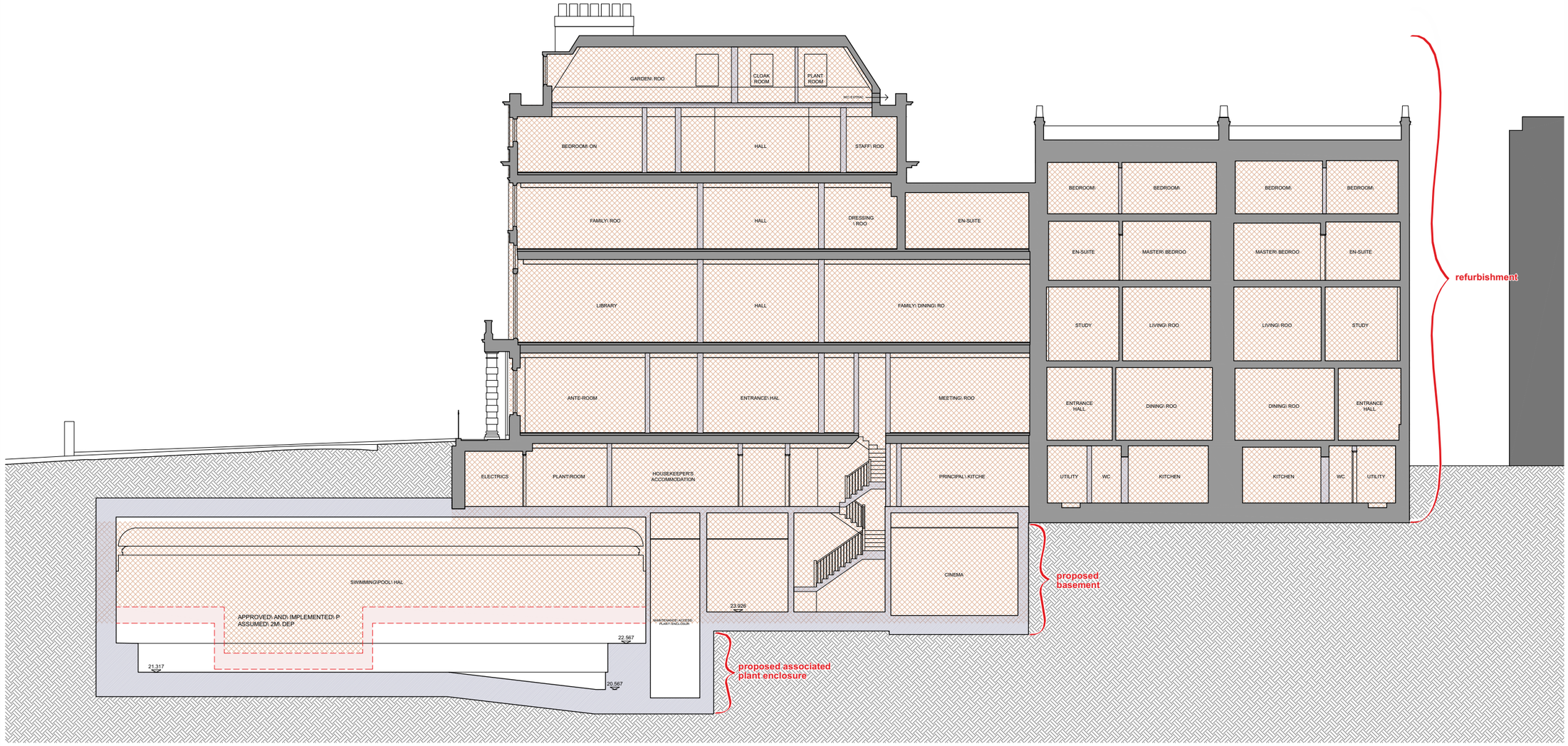

Fig 13 Proposed south facing section (Moxley Architects Ltd dwg 6392-3.007 rev 2 September 2014)