

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 350m-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 the 23rd October 2015 and is the copyright of Historic England 2015.
- 8.1.3 Historic England statutory designations data © Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The Historic England GIS Data contained in this material was obtained in September 2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DGLA - Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHLE – National Heritage List for England

HEA No.	Description	site code/ HER/NHLE No.
1	Whitefield's Chapel and associated burial ground, Tottenham Court Road, W1 Non-conformist chapel and burial ground established by George Whitefield in 1756. In 1759–60 the chapel was enlarged to the east by an extensive octagonal projection. After being almost wholly destroyed by fire, the chapel was rebuilt. The burial ground suffered in the 18th-century considerable trouble occurred through the practice of body-snatching. The burial ground was closed in 1853, and in 1895 it was opened as a public garden, in the care of the London County Council. The chapel was rebuilt in 1898–9, but was totally destroyed by a flying-bomb in March, 1945 (<i>Survey of London</i> xxi, 66–74).	MLO70220 083846/00/00
2	72 Charlotte Street, W1 Listed building Grade II 18th century terraced house with later shop. Red brick and stucco ground floor. 4 storeys and basement. 3 windows. 20th century reproduction of 19th century shopfront with 2 bowed windows with small panes. Wooden doorcase with half-pilasters flanking architraves; entablature with fluted frieze with paterae and dentil cornice; panelled reveals. Square-headed doorway with fanlight and panelled door. Gauged red brick flat arches to recessed sash windows with original glazing bars. Parapet. Attached cast-iron railings and torch flambe finials to areas. Interior not inspected but noted to have entrance hall with panelled dado and staircase with turned balusters and column newels.	1242928
3	30 Tottenham Street, W1 Listed building Grade II Terraced house with later shop. Later 18th century, altered. Reddened brick with stucco ground floor, now painted. 4 storeys and cellars. 2 windows. Later 19th century shop window. Square-headed doorway with reeded surround. Rough brick segmental arches to flush framed horned sashes with exposed boxing. Parapet. Attached cast-iron railings to areas. Interior not inspected.	1379038
4	28 Tottenham Street, W1 Listed building Grade II Terraced house. Later 18th century, 1st to 3rd storeys refronted c 1974. Yellow stock brick. Earlier 19th century wooden shopfront with pilasters carrying entablature with projecting cornice; projecting shop window with large panes. Square-headed house and shop doorways with fanlights and half glazed door to shop, approached by steps. Gauged red brick flat arches to recessed sashes. Parapet.	1379036

HEA No.	Description	site code/ HER/NHLE No.
5	<p>24–26 Tottenham Street, W1 Listed building Grade II 2 terraced houses. Later 18th century, altered. Multi-coloured stock brick and stucco ground floors with stucco 1st floor sill bands. No.24: 4 storeys and basement. 2 windows. Segmental arched doorway with cornice; fanlight and panelled door. Wide, round-arched ground floor window with rusticated jambs and archivolt with projecting voussoirs. Gauged reddened brick flat arches to slightly recessed 4-pane sash windows with exposed boxing. Parapet. No.26: 4 storeys and cellar. 3 windows with 1 window over entrance to Charlotte Mews. Later 19th century plain shopfront. Gauged brick flat arches to recessed 4-pane sash windows. Parapet. Interior not inspected. Attached cast-iron railings with torch flambe finials to No.24.</p>	1379035
6	<p>Pollocks Toy Museum, 1 Scala Street Listed building Grade II Corner house, now a toy museum, c 1767, altered. Brown brick, upper storeys with later multi-coloured stock brick refacing. Corrugated asbestos sheet mansard roof with dormer. 3 storeys, attic and cellars. 2 windows with 2-window return (1 blind) to Whitfield Street. Altered wooden doorcase to house door with fluted pilasters and broken pediment over arch-headed fanlight. Wooden double shopfront on corner with pilasters carrying entablature with projecting cornice. Shop windows altered. Half-glazed shop doorway; fanlight. Gauged red brick segmental arches to recessed 20th century windows. Parapet. Return with sashes and gable with chimney-stack. Interior retains some original features.</p>	1245857
7	<p>Heal and Son, 191–199 Tottenham Court Road. Listed building Grade II*. Includes 18–26 Torrington Place Department store and warehouse. Original central section of frontage 5-window bays 1914–17; southern extension of 5 bays with identical style of elevation 1936–8; northern extension of 7 bays in a complementary idiom of 1961–2. Portland stone facing on a steel frame throughout. Pantiled mansard roof with dormers. Central and southern section in stripped Classical style have free-standing octagonal columns with bronze bases and caps to ground floor carrying plain entablature. Plate glass display windows are set back behind an arcade. On upper storeys, piers rise above columns to abbreviated capitals and deep entablature having enriched cornice and incised Roman lettering with the dates MDCCCX, MCMXVI and MCMXXXVII and the name "Heal and Son" (twice). The voids between the piers in alternating rhythm of single and triple lights divided by stone pilasters and filled with close-paned steel windows for 2 storeys, and continuous steel windows recessed on the 3rd storey. The spandrels between 1st and 2nd floors carry cast metal panels in low relief with colour designed by Joseph Armitage and depicting various wares and implements, e.g. textiles, sheep shears, a bed, teazle, pottery wheel and vase. The northern extension has a similar rhythm of bays and identical storey heights with the entablatures ranging through. Entrance in right hand bay with projecting hood bearing the royal coat of arms. Square piers to the ground floor, the set back display windows on the front and return to Torrington Place having curving non-reflective glass. Attic recessed with flat roof and projecting frame for window-cleaning cradle. The windows between piers of larger steel sections, the spandrels between 1st and 2nd floors here filled with ceramic blue and cream relief panels designed by John Farleigh and made by Kenneth Clark and depicting wares interspersed with large letters "H" for Heals. Interior: notable chiefly for the circular wooden staircase within a well at the rear of the store, built as part of the Smith and Brewer work in 1914–17.</p>	1379023
8	<p>36–40 Maple Street, W1 Post-medieval terraced houses noted in the GLHER, demolished c 1978.</p>	MLO43461 202354/01/00
9	<p>54 Maple Street, W1 Post-medieval terraced house, noted in the GLHER.</p>	MLO11766 502005/00/00

HEA No.	Description	site code/ HER/NHLE No.
10	<p>BT Communication Tower, Cleveland Mews Listed building Grade II Radio tower, proposed 1954, built 1961–5 to the design of the Ministry of Public Buildings and Works Architect's Department. Originally known as the Museum Radio Tower, and subsequently the Post Office Tower and Telecom Tower. Sleek reinforced concrete cylinder, board mark finished to lower 130 feet and 582 feet high, with 40ft mast on top. Reinforced concrete floors, deep raft foundations. Central chimney like shaft of reinforced concrete, the upper section 22ft in diameter and with walls one foot thick, tapering outwards to 35ft external diameter at base with 2ft thick walls. The lower seventeen floors of equipment rooms, ventilation plant and offices clad in triple curtain wall comprised externally of stainless steel glazed with Antisun glass. 103 feet of hospitality floors at top of tower, on six levels, originally with observation floors, restaurant and kitchen, and with three further storeys housing plant room above. The aerials and dishes had to be mounted between 365 and 475 feet to achieve adequate ground and obstacle clearance, and were mounted on circular galleries to give the maximum flexibility for adjustment and for subsequent new equipment. The circular shape dictated by the aerials has been retained in the remainder of the tower, to maintain consistency of form and to provide minimum wind resistance. Because of the building's taper the lower five floors are substantially smaller. Ground floor entrance on Maple Street leads to tower foyer, with exhibition space on concave link floor above. Lift lobbies lead to 65ft diameter restaurant floor which originally revolved once every 25 minutes, with former cocktail lounge and weather station above. The building, originally with public access to galleries and restaurant, now serves only BT's guests. The interiors have been entirely refurbished. The telecommunications and servicing equipment is not included in the listing.</p>	1350342
11	<p>All Souls' Church Day School, Foley Street W1 Listed building Grade II School, 1908. Stock brick with purple brick in bands and in diaper. Austere but typically distinctive Beresford-Pite building. 3 tall storeys and basement, flat roof. The outer tripartite bays with segmental arched glazing bar sashes recessed in giant very narrow arcade flush with wall plane. The broader tripartite centrepiece has wide semicircular ground floor windows with stepped reveals, segmental arched 1st floor and flat arched 2nd floor windows recessed in giant pilaster order slightly in antis of wall plane, the pilasters with Neo-greco Ionic capitals of carved stone that support a frieze which also serves as the lintel of the 2nd floor windows. Panelled parapet with stone coping. Good Free Style cast iron area railings and gates. Side entrance. Rear elevation has a simpler giant arcade treatment.</p>	1211905
12	<p>Middlesex Hospital Annexe (former), 44 Cleveland Street, W1 MoLAS standing structure recording in 2008, of a group of buildings most recently been used as the outpatients department of the Middlesex Hospital. The central building was constructed in 1775-8 as a workhouse for the parish of St Paul, Covent Garden. The site is documented as the Strand Union Workhouse from c 1836. The buildings were acquired by the Middlesex Hospital in 1924 and vacated in 2006.</p>	MEX08
13	<p>45–49 Cleveland Street Listed building Grade II Block of flats, dated 1911. Red brick with blue brick bandings and stone dressings, tiled roof. Arts and Crafts Free Style. 4 storeys, basement and dormered attic. A symmetrical composition with broad single bay projecting wings and recessed centre 3 windows wide. Ground floor of wings with shop fronts framed by rusticated granite quoin press supporting deep stone fascias stopped by festooned panels and similar stone rustication flanking the arched central entrance in the set back centre with flush squared stone mullion-transom windows either side. The upper floors of recessed centre have 3 light mullioned casement windows giving on to galleries running between the wings. The 1st floor gallery with arcaded stone balustrade and the upper floor galleries with Arts and Crafts iron work balustrades. The wings each have 5-light stone mullioned casement windows, that on the 1st floor segmental arched with keystone, cornice over on 2nd floor and plain on 3rd floor. Heavy projecting eaves. 4-light attic dormers crowned by finials.</p>	1219525

HEA No.	Description	site code/ HER/NHLE No.
14	<p>King and Queen Public House, 1–2 Foley Street Listed building Grade II Corner public house, c 1890-1900. Red brick with brown stone dressings, slate roof. Lively rather Frenchified Gothic design. 4 storeys and basement. Foley Street façade 4 windows wide finished off with triple group of gabled half dormers. Corbelled conical roofed tourelle to corner and irregular return to Cleveland Street approximately 3 windows wide. Ground floor has painted stone pub front, splayed, arched, corner entrance and boldly moulded semicircular arched bar windows to both fronts with secondary doors flanked by engaged foliate capped shafts, the fascias with portal-like square columned stops. Upper floors have pointed arched and shafted sash windows with stone imposts and keys, corbelled sills. The tourelle on arcaded and carved base, has 3 shafted lights per floor finished off with copper roof and weathervane. Stone sill courses and impost courses. Name panel to Cleveland Street under shouldered chimney stack. Small single storeyed double gabled wing to Foley Street. Prominent corner site.</p>	1066799
15	<p>39 Tottenham Street Listed building Grade II Terraced house with later shop. Later 18th century, altered. 4 storeys and basement, and 3 storey extension. 2 windows and 1 window plus 1-window extension to Goodge Place. Darkened stock brick, upper parts refaced. Ground floor with earlier 19th century wooden double shopfront on corner with pilasters carrying entablature with projecting cornice flanked by mid-19th century stucco consoles. Shop window and doorway altered. Gauged red brick flat arches to recessed 20th century casement windows. Parapet. Interior: not inspected.</p>	1379039
16	<p>8–14 Goodge Place Listed building Grade II 7 terraced houses. 1766–67, altered. Built for Jacob Leroux, architect. Nos 8 & 9 restored 1989. Darkened multi-coloured stock brick; No.8 refaced brickwork, No.9 repointed, Nos 10 & 12 upper floors refaced. Stucco ground floor with 1st floor band. 4 storeys. 2 windows each. Mostly gauged red brick flat arches to recessed sash windows, some with exposed boxing and glazing bars. Parapets. Nos 10–12: wooden doorcases with pilasters carrying entablature, pediments; arched fanlights and panelled doors. No.13: stucco door surround with pilasters carrying a pediment; rectangular fanlight and panelled door. No.14: remains of wooden shopfront with entablature and projecting cornice, projecting shop window having had large panes. Square-headed house and shop doorways with fanlights; doors boarded up at time of inspection. Interiors of Nos 8 & 9 with some panelling, original fireplaces and other features. No.8, panelling in back hall with painted roundel of a hound's head, initialled CF. Traces in front hall of a painted roundel probably having depicted a vase of flowers. Attached cast-iron railings with torch flambe, urn or foliated finials.</p>	1342038
17	<p>22 Goodge Place, W1 MoLAS standing structure survey in 1998. A brief survey was made of the surviving 18th-century staircase of the standing building with a view to noting its present condition and suitability for repair. The stair is apparently of a relatively common surviving form and repair would be acceptable.</p>	GOO98
18	<p>Middlesex Hospital, Mortimer Street, W1 In 1745 the Middlesex Infirmary, a voluntary charitable hospital, was founded in rented houses near what is now Windmill Street, to accommodate the 'sick and lame of Soho'. In 1754 an adjacent site of 25 acres was acquired; in 1766 the west wing was added and in 1780 the east wing. In 1835 a medical school was built next to the west wing. The chapel was built in 1890, and the hospital was rebuilt in 1935 (Weinreb and Hibbert 1995, 531).</p>	MLO18193 206644

HEA No.	Description	site code/ HER/NHLE No.
19	<p>Mortimer Street, W1 MOLA watching brief, standing structure recording and evaluation in 2007–8. The medical school of 1887 was of yellow brick, on three storeys. The nurses' home of the early 1870s, was originally of grey brick on five storeys, and was later converted to wards. A chapel in the centre of the site, begun 1891, had a red brick exterior and a marble and mosaic-clad Italian Gothic-style vaulted interior. The 18th-century hospital was demolished in 1929; a seven-storey main building much larger in scale was completed in 1935. Basements and sub-basements extended over most of the site. A four-storey building at 10 Mortimer Street, constructed in 1898 in red brick with Portland stone dressings, large metal-framed windows and fine wrought-iron railings was incorporated in the hospital. All the buildings were demolished from December 2007 except the chapel and 10 Mortimer Street (both Listed). A watching brief on a series of test pits within the basement of the building revealed either re-deposited natural material or deposits of probable 18th-19th-c date. Part of a slightly curved red-brick wall was found cut into the cut the natural sand. Test pits in the rear garden area revealed a silt deposit and garden soil beneath the paving stones. Four trenches were excavated within the northern internal courtyard, revealing natural gravel beneath 19th–20th-century made-ground, and a late 18th-century red brick vaulted cellar was recorded, surmounted by a short chimney stack, built of yellow and red bricks. Two linear cuts in the natural brickearth probably represented 18th–19th-century field drains.</p> <p>Truncated gravel was located at 23.82–25.50m OD; modern ground level 26.99–27.96m OD</p>	MXH07
20	<p>23 Nassau Street, W1 MoLAS standing building partial survey in 2001. The roof was examined of a terraced town house, comprising basement and four storeys, constructed c 1770–1780 and statutorily Listed grade II. Two separate double-pitched roofs ran parallel to each other and to the front and rear of the building. In materials and construction the roof frames appeared to belong to the original construction of the house. Internal additions, made later to prevent the roofs from sagging, could have been late 19th or 20th century in date. The roof is interpreted as suitable for a 'palace front' terrace of houses, in which the emphasis on different parts of the front was achieved by their form rather than by more expensive applied decoration. Documentary evidence suggests this house would have been one of the recessed buildings to one side in the 'palace front', with an inconspicuously shallow, slated roof and, if the terrace was built c 1770, it would have been one of the first of its kind.</p>	NAS01
21	<p>Gower Street, W1 The findspot of a polished stone Diorite Neolithic axe, accessioned in 1912.</p>	MLO17760 081718
22	<p>Gower Street, University College Hospital Extension Findspot of a polished stone Neolithic axe.</p>	MLO17838 081720
23	<p>139–157 (odd) Whitfield Street, W1 Terraced houses noted in the GLHER.</p>	MLO45177-8 MLO44754–7 MLO53184 MLO50333 MLO54960 MLO50860 MLO107453 MLO103824 202865/05–14/00
24	<p>Windmill Street The GLHER records three spurs found in this area. Location details are vague and have been taken from the Museum of London catalogue report form.</p>	MLO71754 084207/00

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 March 2015). 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 [now named Historic England], 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 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply 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.'
- 9.3.3 It further adds (para. 7.31b) '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'.
- 9.3.4 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

9.4 Local planning policy

- 9.4.1 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
- 9.4.2 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 Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England 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 Due to the various commercial and industrial activities which have previously been carried out within the site, the potential for ground contamination has been noted. This might include the storage of fuels in underground tanks. The buildings in the site have the potential to contain, or have contained, asbestos (Arup 2010a, 16). It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than these, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

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

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Ordnance Survey 1st edition 25":mile map (1875)
Ordnance Survey 2nd edition 25":mile map (1894–6)
Ordnance Survey 3rd edition 25":mile map (1916)
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Cartwright Estate, Block H, Lower Ground Floor. Ove Arup & Partners, Drawing nos. 1393/H318, 1393/H302–3
Cartwright Estate, Block K, Pile Caps and Lower Ground Floor Details. Ove Arup & Partners, Drawing no. 1013/K2

13.4 Available site survey information checklist

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



Fig 1 Site location

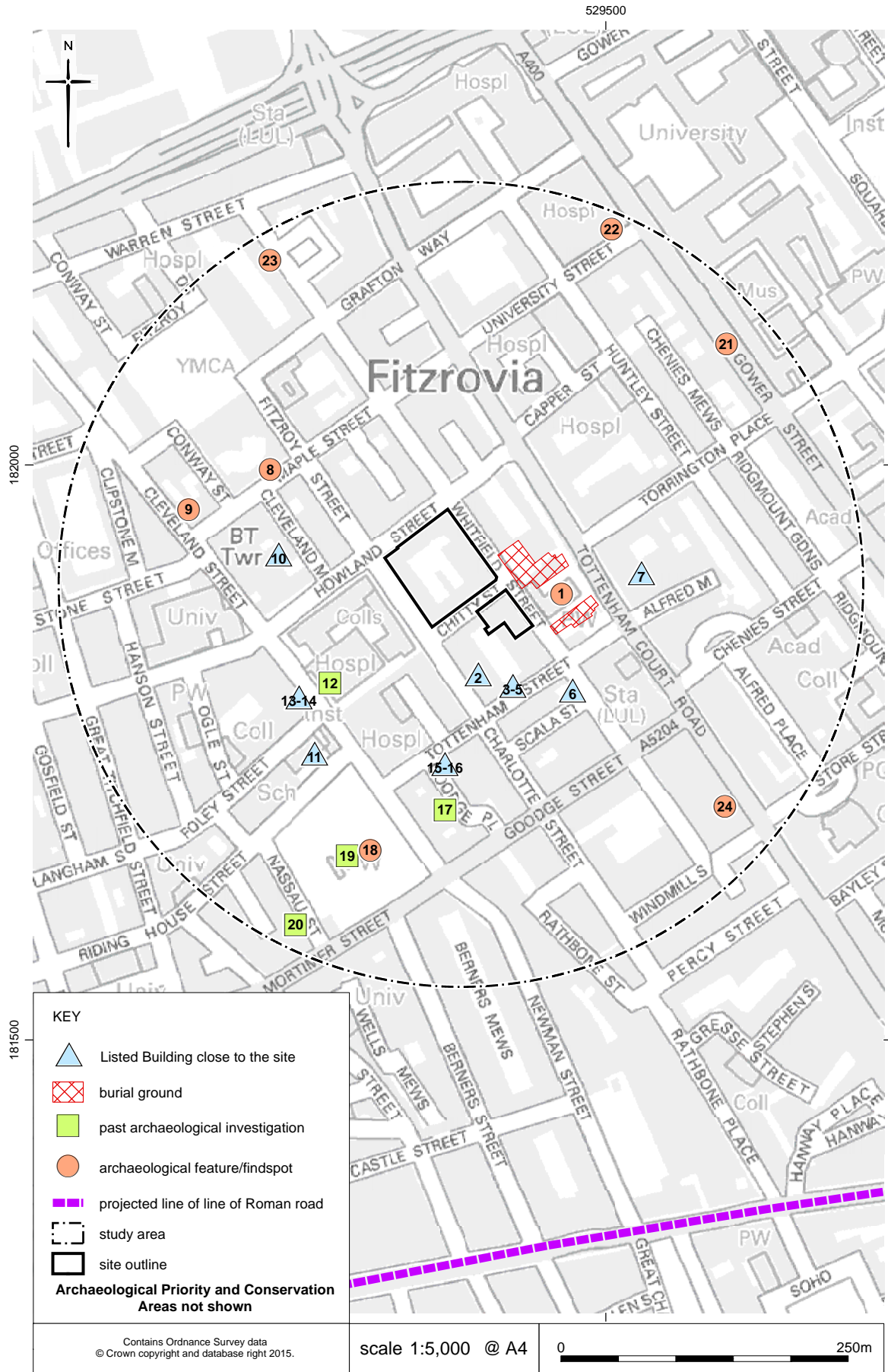


Fig 2 Historic environment features map



Fig 3 Rocque's map of 1746



Fig 4 Horwood's map of 1799



Fig 5 Tompson's Plan of 1801



Fig 6 Ordnance Survey 1st edition 25":mile map of 1875 (not to scale)

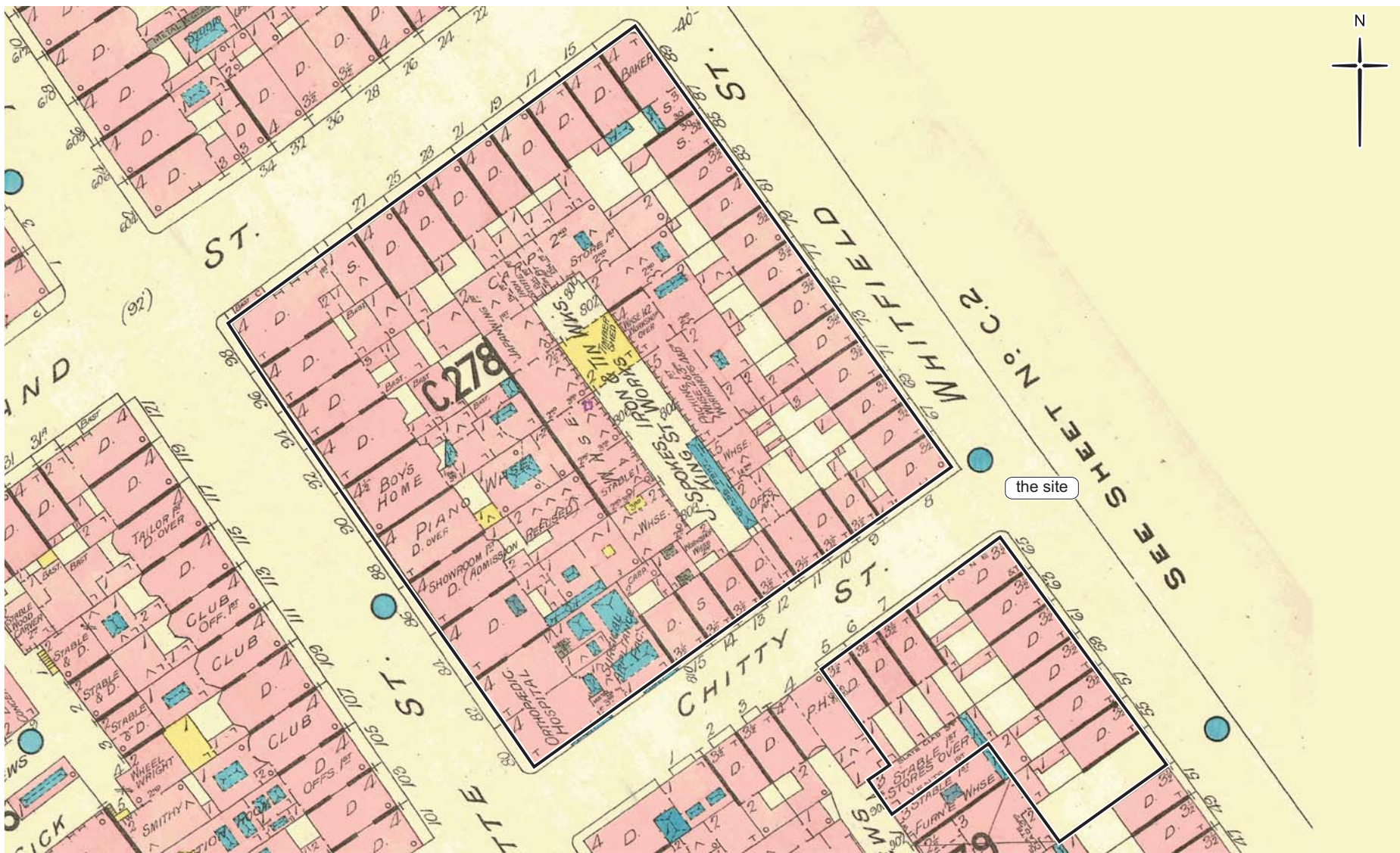


Fig 7 Goad Fire Insurance Plan of 1900 (Landmark 2010)



Fig 8 Ordnance Survey revised 25":mile map of 1934 (not to scale)

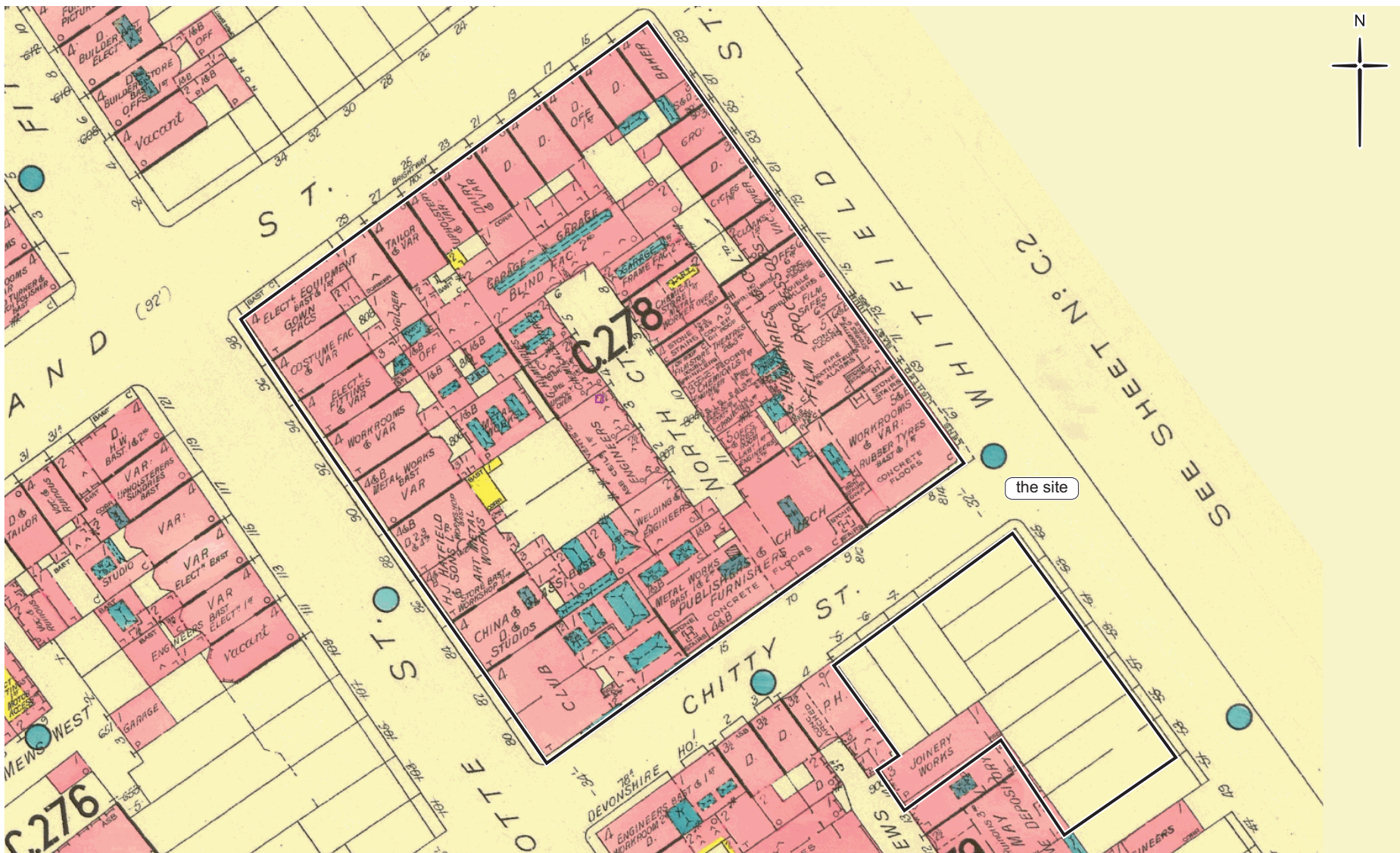


Fig 9 Goad Fire Insurance Plan of 1948 (Landmark 2010)



Fig 10 Ordnance Survey 1:1250 scale map of 1958 (not to scale)



Fig 11 Goad Fire Insurance Plan of 1963 (Landmark 2010)