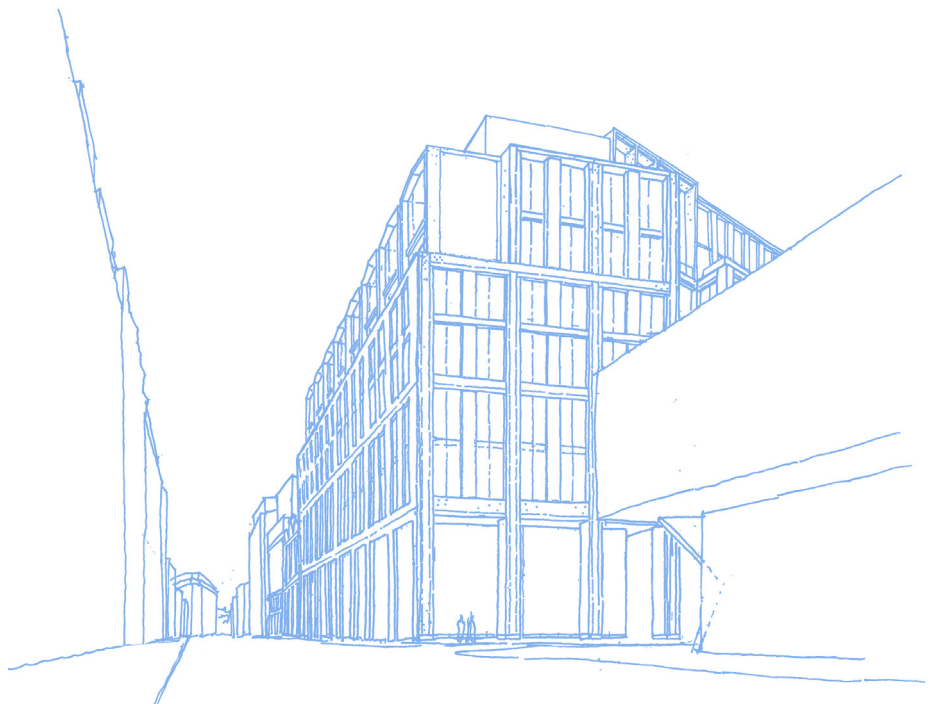


Prepared by MOLA  
On behalf of Royal London Mutual Insurance Society

# Historic Environment Assessment

---

Castlewood House & Medius House, WC1A



January 2017





**CASTLEWOOD W1A**  
**63–69, 77–91 New Oxford Street**  
**London W1A**

London Borough of Camden

Historic environment assessment

January 2017



**CASTLEWOOD W1A:**  
**Castlewood House and Medius House**  
**63–69, 77–91 New Oxford Street**  
**London W1A**

**Historic environment assessment (archaeology)**

NGR 529981 181385

Sign-off history

issue no.	issue date	prepared by	reviewed by	approved by	reason for issue
1	22/07/2016	Maria Pakholok Janette Platt (text and graphics)	Jon Chandler Lead Consultant Archaeology	Christina Holloway Contract Manager	Archaeological baseline and outline proposals
2	09/08/2016	Christina Holloway (text)	–	Christina Holloway Contract Manager	Minor text revision
3	11/01/2017	Maria Pakholok (text and graphics)	–	Christina Holloway Contract Manager	Updated impact assessment and graphics
4	18/01/2017	Maria Pakholok (text and graphics)	–	Christina Holloway Contract Manager	Client's comments addressed
5	25/01/2017	Maria Pakholok (text)	–	Christina Holloway Contract Manager	Client's comments addressed

MOLA code: P0891PLA



[www.mola.org.uk](http://www.mola.org.uk)

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED  
tel 0207 410 2200 fax 0207 410 2201 email:enquiries@mola.org.uk  
Museum of London Archaeology is a company limited by guarantee  
Registered in England and Wales  
Company registration number 07751831 Charity registration number 1143574  
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



# Contents

<u>Executive summary</u>	<u>1</u>
<u>1 Introduction</u>	<u>2</u>
1.1 Origin and scope of the report	2
1.2 Designated heritage assets	3
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	<u>4</u>
<u>3 Site location, topography and geology</u>	<u>6</u>
3.1 Site location	6
3.2 Topography	6
3.3 Geology	6
<u>4 Archaeological and historical background</u>	<u>8</u>
4.1 Overview of past investigations	8
4.2 Chronological summary	8
<u>5 Statement of significance</u>	<u>14</u>
5.1 Introduction	14
5.2 Factors affecting archaeological survival	14
5.3 Archaeological potential and significance	15
<u>6 Impact of proposals</u>	<u>17</u>
6.1 Proposals	17
6.2 Implications	17
<u>7 Conclusion and recommendations</u>	<u>19</u>
<u>8 Gazetteer of known historic environment assets</u>	<u>20</u>
<u>9 Planning framework</u>	<u>23</u>
9.2 National Planning Policy Framework	23
9.3 Greater London regional policy	25
9.5 Local planning policy	25
<u>10 Determining significance</u>	<u>27</u>
<u>11 Non-archaeological constraints</u>	<u>28</u>
<u>12 Glossary</u>	<u>29</u>
<u>13 Bibliography</u>	<u>31</u>
13.1 Published and documentary sources	31
13.2 Other Sources	32
13.3 Cartographic sources	32
13.4 Available site survey information checklist	32

# Figures

Cover: *Photograph of existing Castlewood House, with Medius House in the background, looking east from the northern side of New Oxford Street (MOLA 2016)*

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Parton's conjectural map of 1818 'St Giles's-in-the-Fields Parish Between the years 1200 and 1300'*
- Fig 4 Agas's map of c 1562*
- Fig 5 Vertue's map of c 1738, "A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 & 1643"*
- Fig 6 Faithorne and Newcourt's map of 1658*
- Fig 7 Morgan's London map of 1682*
- Fig 8 Strype's map of the parish of St Giles-in-the-Fields, c 1720*
- Fig 9 Horwood's map of 1799*
- Fig 10 St Giles-in-the-Fields and St George, Bloomsbury parish map of 1866*
- Fig 11 The Ordnance Survey 1st edition 5ft:mile map of 1874*
- Fig 12 The Ordnance Survey 2nd edition 5ft:mile map of 1896*
- Fig 13 The London County Council Bomb Damage Map 1939–1945 (Woolven and Saunders 2005, map sheet 61)*
- Fig 14 The Ordnance Survey 5ft:mile map of 1951*
- Fig 15 The Ordnance Survey 1:2500 scale map of 1967*
- Fig 16 Photograph of existing lower ground courtyard in the south-western part of Castlewood House, looking south-west from the lower ground floor level (MOLA 2016)*
- Fig 17 Photograph of existing lower ground courtyard in the south-eastern part of Castlewood House with car parking and service ramp, looking south from lower ground floor level (MOLA 2016)*
- Fig 18 Castlewood House: plan of existing upper basement ('lower ground floor') and lower basement ('sub-basement') (PECS, 2016)*
- Fig 19 Plan of proposed ground floor level (new build and retained) (Robin Partington & Partners, dwg. no. A\_PL\_P\_100)*
- Fig 20 Plan of proposed basement areas (Castlewood House 'lower ground floor' and Medius House retained basement) showing proposed new floor levels at Castlewood House (Robin Partington & Partners, dwg. no. A\_PL\_P\_099)*
- Fig 21 Plan of existing sub-basement to be retained at Castlewood House, showing areas of proposed extension (Robin Partington & Partners, dwg. no. A\_PL\_P\_098)*

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



# Executive summary

CBRE Ltd. on behalf of Royal London Mutual Insurance Society has commissioned MOLA to carry out a historic environment assessment in advance of the proposed Castlewood House development, comprising two separate areas on the south side of New Oxford Street, in the London Borough of Camden. These are Castlewood House (77–91 New Oxford Street), built in the 1950s, and the smaller Medius House (63–69 New Oxford Street), 15m to the east and built between c 1920 and 1940.

The scheme comprises demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but have been noted where they assist in the archaeological interpretation of the site. There are no designated heritage assets within the site; undesigned buried heritage assets that may be affected by the proposals comprise:

- **Remains of features of the late 17th century onwards.** The site lay within the historic parish of St Giles-in-the-Fields and is today within a local authority archaeological priority area, of interest for evidence of London's early post-medieval suburbs. It was first built on in the late 17th century, with increasing development throughout the 18th and early 19th century. St Giles became one of the most notorious areas in London for poverty and overcrowding, until it was cleared for the construction of New Oxford Street in the mid 19th century. There is high potential for the bases of truncated features such as structural footings, rubbish and cess pits, of low or possibly medium heritage significance.
- **Possible evidence of London's mid 17th century Civil War defences.** The site is 20m to the south-east of the conjectured location of one of the Civil War forts. The exact position of these short-lived defences is, however, uncertain. There is a low to moderate potential for evidence of the defensive ditch: despite truncation, its remains could be of high significance, since a positive identification would assist in defining this important feature in London's history.

There is low potential for remains of other periods. There is little prehistoric evidence in the vicinity. The site was 1.8km west of Roman Londinium, and only very limited evidence for Roman activity has been found in the vicinity. Although the site is close to the projected line of a Roman road, much of the possible Roman evidence in the area will probably have been removed or severely truncated by post-medieval and later development. The site was some distance to the north-west of Saxon Lundenwic, and during the later medieval period would have been within fields just outside the village of St Giles.

No archaeological survival is expected beneath the Castlewood House lower basement. Localised survival of the bases of cut features is predicted beneath the Castlewood House upper basement and its courtyard / parking areas, and beneath the Medius House lower ground floor.

The basement extensions of the existing upper and lower basements would truncate or completely remove any remains beneath the upper basement. New piled foundations would entirely remove any remains within each pile footprint, the severity of impact dependant on pile size and density. The excavation of pile caps and ground beams, new services, drainage and lift pits, beneath the new slab formation level, would probably remove entirely any archaeological remains in their footprint.

In view of the potential of the site to contain significant remains, but considering the extent of truncation from the existing basements and the small area of impact from the proposed basement extensions, the archaeological monitoring of any ground investigations undertaken under planning conditions would help to clarify the archaeological potential and the implications of the proposals. If necessary, a watching brief with time allowed to investigate and record any significant remains during slab removal works, the basement extensions and – as appropriate – subsequent foundation construction would ensure that any archaeological assets are not removed without record. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 CBRE Ltd. on behalf of the Royal London Mutual Insurance Society has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at Castlewood House, 77–91 New Oxford Street, W1A (built in the 1950s), and the smaller Medius House, 63–69 New Oxford Street, W1A (built between c 1920 and 1940), 15m to the east (National Grid Reference 529981 181385: Fig 1). These two separate areas are located on the south side of New Oxford Street and north of Bucknall Street, in the London Borough of Camden.
- 1.1.2 The scheme comprises demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.
- 1.1.3 The existing upper basement ('lower ground floor') of Castlewood House and its courtyard / parking areas, would be excavated 0.2mbgl across the area, with some localised drops in slab level to 0.5mbgl. The existing lower basement (30% of the footprint) would be extended along its eastern side and northern edge. Foundations would be piled.
- 1.1.4 At Medius House, the proposed refurbishment and two additional upper storeys would entail no ground disturbance other than a new lift pit.
- 1.1.5 The proposals also include the provision of an enlarged public space and planting of trees in the small area of the current Cycle Hire Docking Station to the south-west of Castlewood House.
- 1.1.6 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 areas of proposed development (hereafter collectively 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.
- 1.1.7 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).
- 1.1.8 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), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.9 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.



## 1.2 Designated heritage assets

---

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. The nearest listed building is a Grade II listed terrace of three houses with later shops from the 18th century, 80m to the north-east of the site (**HEA 1** on Fig 2).
- 1.2.2 Medius House (63–69 New Oxford Street) lies entirely within the Bloomsbury Conservation Area (Sub Area 8), which is characterised by large-scale late 19th and early 20th buildings and roads, which cut through the earlier 17th and 18th century street pattern (Camden Borough Council, 2011). The building is a ‘positive contributor’ to character of the area. The 1950s’ Castlewood House is not within this or any other conservation areas, but is adjacent to the Bloomsbury Conservation Area to the north and east and to the Denmark Street Conservation Area to the west. The latter is characterised by a combination of former residential, industrial and commercial buildings, of late 17th to early 20th century date.
- 1.2.3 The site lies within the ‘London Suburbs’ archaeological priority area (APA), as defined by the London Borough of Camden. The APA covers a large area at the southern end of the borough. There is no available description, but the title suggests that the initial suburban development of the area outside the City, early in the post-medieval period, is the main interest.

## 1.3 Aims and objectives

---

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
  - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
  - assess the likely impacts upon the significance of the assets arising from the proposals; and
  - provide recommendations 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. This information 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 150m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the London Archaeological Archive and Research Centre (LAARC). The GLHER is managed by Historic England 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, eg, 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 – in-house Geographical Information System (GIS) including statutory designations GIS data, the locations of all key indicators of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive; and archaeological publications;
  - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
  - London Borough of Camden Local History Library – historic maps and published histories;
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - CBRE – architectural drawings (Plowman Craven, June 2015; PECS, October 2008; Robin Partington & Partners (RPP), January 2017);
  - Internet – web-published material including the 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 3rd of June 2016 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.
- 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 (ie within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).
- 2.1.6 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 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 (ie 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 comprised of two separate areas on the south side of New Oxford Street and north of Bucknall Street in the London Borough of Camden: Castlewood House, 77–91 New Oxford Street and including a small area of the current Cycle Hire Docking Station, 7m to the south-west of Castlewood House; and Medius House, 63–69 New Oxford Street (NGR 529981 181385: Fig 1). Medius House is a smaller area which lies around 15m east of Castlewood House. The site is bounded by New Oxford Street to the north, Dyott Street to the east, Bucknall Street to the south and Earnshaw Street to the west.
- 3.1.2 The site falls within the historic parish of St Giles-in-the-Fields, 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 River Thames is 1km south-east of the site.

### 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 The site is on a very gentle slope down to the south. New Oxford Street to the north is at 25.5m Ordnance Datum (OD). Bucknall Street to the south is at 24.5m OD (east end) and 25.0m OD (west end). The topographic survey (Plowman Craven, 2015) shows the levels of the open 'lower ground floor' parking area and courtyard south-east and south-west of Castlewood House (Figs 16 and 17) at 22.3m OD, the same as the lower ground floor, suggesting that the ground within the entire Castlewood House site was uniformly reduced to 2.5–3.5m below ground level (bgl) prior to its construction.
- 3.2.3 The ground floor of Medius House is at 25.7m OD; the lower ground floor is at 22.3m OD.

### 3.3 Geology

---

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 According to British Geological Survey (BGS) digital solid and drift data, the geology of the site comprises Lynch Hill Gravel (sand and gravel). The Gravel forms one of the older flood plain terraces of the Thames and overlies London Clay.
- 3.3.3 In places, the Gravel terrace is capped by brickearth (within London known as the Langley Silt complex). This is 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 (Before Present). Although it may once have covered the gravel terrace, much has been removed by quarrying and modern development. Whilst the BGS does not map brickearth in the vicinity of the site, its full extent is often not mapped accurately in detail and investigations in the area indicate its presence.
- 3.3.4 Natural Gravel and brickearth were recorded during an archaeological investigation directly to the south of the site (**HEA 6**), extending between Bucknall Street and St Giles High Street. Here, ground levels also reflect the general slope down to the south. Brickearth was seen in two locations c 40m south-east of the site, at 21.7m OD and 22.2m OD (2.3mbgl and 2.0mbgl respectively): the brickearth was fairly thin suggesting its surface had been truncated. Elsewhere in the site, truncated Gravel was recorded at 21.2–22.2m OD, ie c 2.5–3.0mbgl (MoLAS 2006, 9–20; MoLAS 2008, 15). Recent investigations by MOLA north and south of Denmark Street, 100m south-west of the site (**HEA 11**) have also recorded natural deposits. Modern pavement level in the area ranges from c 25.1m OD to 25.6m OD, and the predicted height for untruncated natural brickearth is c 22.9mOD, ie 2.2–2.7mbgl (MOLA 2015, 2).

Brickearth, which appeared to have been disturbed, was noted at c 22.6m OD (2.5–3.0mbgl), over Gravel at 22.3m OD (2.8–3.3mbgl). Above the brickearth was c 1.0m of made ground (David Divers, MOLA Project Manager, *pers comm*).

- 3.3.5 An archaeological investigation at St Giles Circus (**HEA 10**), 100m to the south-west of the site, recorded the surface of natural brickearth at 22.3m OD (2.7mbgl at 25.0m OD).
- 3.3.6 A geotechnical investigation at the north end of Falconberg Mews, 150m to the west of the site, recorded natural Gravel at 22.5m OD (2.4mbgl at 24.9m OD) (Soil Mechanics 2008, Report No D8013).
- 3.3.7 A Trial Pit and Borehole Survey for Crossrail recorded the natural Gravel at 22.4m OD (2.1mbgl at 24.5m OD), 140m to the west of the site (MoLAS 1992, unpublished report).
- 3.3.8 Based on these nearby investigations, within the site the top of brickearth, where it survives, might be at around 2.0–2.7mbgl, with Gravel at 2.4–3.3mbgl).

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations within the site itself. Within the study area there have been eight past investigations, primarily located to the west and south-west of the site in the historic core of medieval St Giles-in-the-Fields. These have found remains dating almost entirely from the post-medieval period only. Earlier remains are restricted to a wall foundation of 13th or 14th century date found at St Giles Circus, 100m to the south-west of the site in 1999 (**HEA 10**), and a possible medieval horse skeleton and stake holes found during the evaluation and subsequent excavation to the south of the site in 2006 and 2006–7 (**HEA 6**). Due to this and the restricted amount of investigations across the remainder of the study area, the current archaeological understanding of the nature and extent of early (prehistoric and Roman) past human activity within much of the study area is limited.
- 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 Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.
- 4.2.2 The Lynch Hill Gravel Terrace is one of the older terraces which has produced a number of Lower Palaeolithic finds in the past (MoLAS 2000, 34), some of which were possibly *in situ* within fine sandy lenses/hollows. The presence of such artefacts is not possible to predict.
- 4.2.3 There are two find spots within the study area. At New Oxford Street, 130m to the north-east of the site, a pointed handaxe was discovered in 1929, as noted by the GLHER (**HEA 15**). At Great Russell Street, 140m to the north-west of the site, of four Lower Palaeolithic handaxes were found by chance, as noted by the GLHER (**HEA 20**). Two of these were found at a depth of 2.5m resting on London Clay in an area of Lynch Hill Gravel geology (National Record of the Historic Environment (NRHE) ref 1132182).
- 4.2.4 According to MOLA GIS prehistoric key indicators data, outside the study area at Southampton Row, 560m to the north-east of the site, a Lower Palaeolithic assemblage comprising two handaxes, two retouched flakes and a flake were found within the Lynch Hill Gravel geology (NRHE ref 1134013). At Kingsway, 640m to the east of the site, five Lower Palaeolithic handaxes were found during the excavation for building in 1912–13 (NRHE ref 1133987).
- 4.2.5 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area although at Leicester Square, 730m to the south of the site, an archaeological excavation recorded a group of postholes and four ditches, one of which contained late Mesolithic to early Neolithic flints and pottery sherds (LAARC site code LES89).
- 4.2.6 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. There are no known finds dated to this period within the



study area. To the south-east in Covent Garden, however, during archaeological excavations at Maiden Lane 750m to the south-east of the site, ten worked flints and a possibly Bronze Age potsherd were recovered (LAARC site code MAI86). An archaeological excavation at Exeter Street, 730m to the south-east of the site recorded a prehistoric surface, sealed by a layer which contained struck flint and Iron Age pottery sherds (LAARC site code EXS00).

- 4.2.7 The site's location on a dry Gravel terrace would make it favourable for early settlement and farming, as it would be relatively close to the resources of the adjacent River Thames. Although the broader landscape of the area has evidence of early settlement on the Gravels, there is little evidence of prehistoric activity in the vicinity of the site. This may be due to the limited past archaeological investigation across much of the study area and the probable removal of much of the prehistoric material by post-medieval development.

#### *Roman period (AD 43–410)*

- 4.2.8 The arrival of the Romans in AD 43 brought about a distinct change in the settlement pattern in the London area. Within approximately a decade, a town (*Londinium*) that soon became a key port, trade and administrative centre was established on the north bank of the Thames where the City of London now stands 1.8km to the east of the site. A network of roads radiated in several directions from this major settlement.
- 4.2.9 The projected line of the main Roman road between *Londinium* and Silchester runs under or close to present day Oxford Street and to the north of New Oxford Street, c 40m north of the site (Fig 2; Margary 1967, 57). However, its exact position has not been established archaeologically. Outside *Londinium*, the surrounding areas were still largely rural, but along the line of this major road there were occasional farmsteads, small settlements and burial areas. Evidence of funerary or ritual activity includes a findspot within the study area, 100m to the west of the site, of a cylindrical lead cist containing burnt bone and two denarii (coins) of Vespasian (69–79 AD) found shortly before 1864, as noted by the GLHER (HEA 16). There is a findspot at Southampton Row outside the study area, 500m to the north-east of the site, of a Roman cinerary urn (NRHE ref 963032).
- 4.2.10 Outside the study area, 550m to the south-east of the site, evidence of settlement was found during archaeological investigations at 172–182 Regent Street (LAARC site code KEL00). Three rubbish pits, possibly of Roman date, were recorded; however it is possible that these date to the Saxon period. Evidence of farming activity was found 550m to the south-east of the site, during archaeological excavations at 55–57 Drury Lane (LAARC site code DRY90). This revealed a possible ploughsoil and ditches, which may have served as field boundaries, containing both Iron Age and Roman pottery and coins.
- 4.2.11 As with the prehistoric period, the site's location on a Gravel terrace would make it favourable for early settlement and farming due its easily-worked soils and relative proximity to the resources of the River Thames, as shown by the evidence of Roman settlement and activity on the Gravels within the broader landscape of the area. The adjacent projected Roman road provides a potential for the presence of associated archaeological remains within the site. The nature and distribution of Roman activity in the vicinity of the site is little understood, however, due to the limited past archaeological investigation across much of the study area and the probable removal of much of the Roman evidence by post-medieval development.

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

- 4.2.12 Following the withdrawal of the Roman army from England in the early 5th century AD *Londinium* was apparently abandoned. Germanic-speaking ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture rather than trade. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church and loyal followers. Large landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. 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 settlements served by a parish church.
- 4.2.13 The main Saxon settlement of *Lundenwic* was a busy trading port which developed and flourished for c 200 years (7th–9th centuries) and was focussed on the Thames foreshore

south of the Strand and modern Covent Garden, 600m to the south-east of the site. Its full extent is not yet clear. The eastern boundary was somewhere beyond Kingsway; to the west the settlement probably extended at least to what is now Charing Cross Road and Trafalgar Square. North to south, it probably extended from the High Holborn/Oxford Street Roman road (which continued in use) to the Thames (AGL 2000, 182–3). The site would have been 290m to the north-west of the *Lundenwic* settlement.

- 4.2.14 *Lundenwic* began to decline in the 9th century and was probably abandoned following Viking attacks c AD 850–70. In these more troubled times the original city was refortified within its Roman walls by King Alfred, and by AD 889 the core settlement had returned there as *Lundenburh* (Vince 1990, 46). This formed the basis of the medieval and later City of London.
- 4.2.15 By the 10th century, the whole area north of the Strand and south of Holborn had become part of the Westminster Abbey estates. It is likely that the old east-west Roman road along High Holborn/Oxford Street continued in use throughout the Saxon period as it is mentioned in a charter of Edgar dated to c AD 951 (Sullivan 1994, 80). The Westminster Berewic (a name meaning an outlying farm or croft) was granted to Westminster Abbey by Ethelred in 1002 and a contemporary map of the estate (reproduced in Sullivan 1994, Map M and p166) mentions a dwelling place which was probably St Giles.
- 4.2.16 Throughout this period, the site was located some distance from the main settlement of *Lundenwic* and on the northern outskirts of the small outlying settlement of St Giles. It is therefore probable that it was open fields. No Saxon remains have been found within the study area.

#### *Later medieval period (AD 1066–1485)*

- 4.2.17 There is no mention of St Giles-in-the-Fields in Domesday Book (1086). The land was probably vested in the Crown by the time of the Norman Conquest (1066). St Giles's-in-the-Fields originally included the later parish of St George Bloomsbury to the north and east (it became a separate parish in 1731). The two districts were separated by a great ditch, called Blemund's Ditch.
- 4.2.18 In c AD 1117, Queen Matilda founded a leper hospital dedicated to St Giles, which the GLHER locates 140m to the south-west of the site, on the curve of St Giles High Street (**HEA 19**; Weinreb and Hibbert 1995, 731). The hospital was one of the oldest leper houses in England (Thornbury 1878, 197–218). It was enlarged over time, acquiring 16 acres of land on the north side of St Giles High Street opposite the great gate of the hospital, and also two estates called Newlands and Lelane, the exact situations of which, though probably contiguous, has never been established (*ibid.*). The land and hospital belonged to the Crown. The present parish church of St Giles (dated 1734) probably occupies the site of the hospital chapel, which was used as a parish church, as noted by the GLHER, 100m to the south of the site (**HEA 21**; Thornbury 1878, 197–218). By the 13th century, this chapel served both parishioners and patients and continued in use even after the hospital was closed by King Henry VIII in 1531 (Weinreb and Hibbert 1995, 731).
- 4.2.19 The earliest reference that can be found to a Parish of St Giles is in 1222 during a dispute between the See of London and the Abbey of Westminster over boundaries (Bloomsbury Association website; Survey of London v, 1–2). The core of the village of St Giles comprised houses on the north side of High Holborn, 160m to the south-east of the site (Thornbury 1878, 197–218). The land was marshy and was reclaimed in the early 13th century with the construction of several dykes and sluices, and areas laid out in garden plots and cottages (Dobie 1829, 37). As noted by the GLHER, a medieval brewhouse existed at the junction of Tottenham Court Road and St Giles High Street in 1452 (**HEA 14**).
- 4.2.20 During an archaeological evaluation in 2006 at St Giles High Street, 40m to the south-east of the site, a possible medieval horse skeleton and stake holes were recorded (**HEA 6**). At St Giles Circus, 130m to the south-west of the site, an evaluation revealed a stone, mortar and tile wall foundation of late 13th or early 14th century above natural brickearth (**HEA 10**).
- 4.2.21 Parton's conjectural map of 1818 (Fig 3), depicting 'St Giles's-in-the-Fields Parish Between the years 1200 and 1300' (from his *History of the Hospital and Parish of St. Giles-in-the-Fields*), although rather speculative and criticised (Gage 1984, 17), shows that the areas of Castlewood House and the small Cycle Hire Station would have been mainly within fields, with the Castlewood House south-eastern parking area possibly on the site of the house of William

Seman Russel. Medius House is on the site of the associated formal garden. However, his map should be used with caution due to its uncertain accuracy.

- 4.2.22 It is likely that during the later medieval period the site was a little too far back from St Giles High Street to have been within the built up area and was probably in adjacent fields until the late 17th century.

#### *Post-medieval period (AD 1485–present)*

- 4.2.23 The village of St Giles is shown on Agas's map of c 1562 (Fig 4) as a small group of cottages on the north side of Broad St Giles (now High Holborn), with the church and hospital of St Giles within their walled enclosure on the south side. The map shows buildings at the junction of St Giles High Street and Drury Lane, which may originally have been part of the Saxon street plan, was known as "Via de Aldwych", as it connected the Aldwych and the church of St Clement Danes to Holborn and settlements to the north and west, such as St Giles and Tottenham Court (Weinreb and Hibbert 1995, 246). From the Agas map it appears that the area of the site was in open fields at this time.
- 4.2.24 During the English Civil War (1642–48), London was the headquarters of the Parliamentarians, and the Common Council (the City's governing body) undertook a comprehensive scheme for protecting the City and built-up areas of outlying parishes against the Royalist forces. This included the construction in 1642–3 of a 17km line of defences, largely comprising ditches and earthen banks (Smith and Kelsey 1996, 125; Sturdy 1975, 336).
- 4.2.25 William Vertue's map of c 1738, "A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 & 1643" (Fig 5), shows the extent of London at the time of the Civil War with the general location of the 17th-century defences, including the forts, superimposed upon it. The map was based on a contemporary version of Wenceslaus Hollar's 17th-century map and on observations of the remains made by Mortimer, a secretary of the Royal Society, but its scale is insufficient to make precise estimates of the course of the defences in many areas (Brett-James 1928, 284).
- 4.2.26 Based on the information on Vertue's map as digitised by MOLA (Fig 2), there appears to have been a fort within the study area, in the vicinity of the modern junction of New Oxford Street and Tottenham Court Road close to the site. This was described in the map's key as Fort no. 12 'A redoubt with two flanks near St Giles's Pound': the St Giles Pound (a small enclosure for stray animals) was at the east end of Oxford Street, on the edge of the study area 120m west of the site. Smith and Kelsey in their article on the defences (1996, 117–48) locate the fort 120m to the north-west of the site, near the junction of Tottenham Court Road and Bayley Street, largely based on Rocque's map of 1746 (not reproduced) which shows ground disturbance, the pound, and a 'S'-bend in a ditch, which could represent a diversion around the fort. Sturdy, in his earlier, albeit brief, article (1975, 335–38) places the fort immediately north-west of the site, without explaining the basis for this.
- 4.2.27 Both projections are speculative, and it seems very unlikely that the fort would have extended as far east as the site. The exact location of the forts, their size and shape, and the defences in general (these would not have followed precise straight lines), is uncertain as there is a lack of archaeological evidence although, in 2009, part of the defensive ditch was found during excavations Pre-Construct Archaeology at the British Museum, 350m to the north-east (PCA, 2011).
- 4.2.28 Faithorne and Newcourt's pictorial map of 1658 (Fig 6) shows that the area around St Giles and along northern line of present St Giles High Street had more buildings constructed by this time. The area of the site was mainly occupied by gardens and orchards, to the rear of buildings fronting the High Street, around 60m to the south of the site.
- 4.2.29 Morgan's map of 1682 (Fig 7) shows that much more building had taken place in the vicinity of the site, and in the site itself. The area of Castlewood House was occupied by buildings in the south, west and towards the centre, with associated gardens over the remaining part. In the centre of this area, a narrow alley is shown, running south-east to north-west, which was probably the origin of Carrier Street shown on Horwood's map of 1799 (Fig 9). The north-eastern part of Medius House possibly extended onto Maidenhead Lane, along the route of which current Dyott Street was later formed. The central part of Medius House was occupied by buildings and associated gardens, while the north-western corner extended into a narrow alley, running north-east to south-west, which could be Ivy Street shown on Horwood's map.

The small area of the current Cycle Hire Docking Station is on Church Street, along the approximate route of which later Arthur Street, now Earnshaw Street, was formed. Development appears to have grown up rapidly with crowded housing conditions noted as having provided ideal incubation conditions for the Great Plague of 1664–5 (Gage 1985, 17).

- 4.2.30 During an archaeological evaluation at St Giles High Street, 40m to the south-east of the site (**HEA 6**), a cobbled surface, possibly the 17th century Eagle and Child Yard, with ditches, pits and cess pits of possible 16th–17th century date was found, beneath the remains of Victorian tenements, along with drains, sewers and cellars. This indicated that the early-post-medieval ground surface was at c 22.0m OD (c 2.2mbgl).
- 4.2.31 Strype's map of St Giles-in-the-Fields parish of c 1720 (Fig 8) is less detailed than Morgan's map but shows a change in the layout of the buildings and their associated gardens within the site. The lack of detail of the map omits the alleys shown on the previous map, but does however show the new Bucridge Street (later Buckbridge Street) laid out across the north edge of the site and lined with houses on both sides extending into the northern part of the site, which still had gardens in the centre.
- 4.2.32 Rocque's map of 1746 (not reproduced) is not a detailed map and shows built up areas with indicative shading rather than individual buildings, yards and open spaces, with Carrier Street running north-west to south-east through the eastern area of the Castlewood House site and Ivy Street running south-west to north-east through the north-western corner of the Medius House site.
- 4.2.33 Horwood's map of 1799 (Fig 9) shows the new streets and more detail of the terraced houses lining the streets mentioned above, with open yards to the rear, and new buildings along the southern line of Ivy Street in the northern part of the Medius House site. Some workshops and warehouses are shown to the south (as indicated by the shading) on the north side of the High Street.
- 4.2.34 From the 18th century St Giles saw its greatest intensity of occupation, as noted by the GLHER (MLO98203). The site lay in the middle of what was later known as the St Giles 'Rookery' (a term originally used for dilapidated old houses), due its poor housing conditions in the densely-packed streets (Gage 1984, 17). It was one of the most notorious and overcrowded slums in London and was affected by repeated outbreaks of cholera.
- 4.2.35 An archaeological watching brief north and south of Denmark Street, 100m south-west of the site (**HEA 11**) recorded 18th and 19th century brick footings, sealed by late post medieval either contemporary construction fills or later make-up layers beneath the existing ground surface. During an archaeological evaluation at Tottenham Court Road Station, 140m to the south-west of the site, brick structures possibly of the late 17th–early 19th centuries were recorded, including cellar walls and a possible cess pit or soakaway (**HEA 9**).
- 4.2.36 The St Giles-in-the-Fields and St George, Bloomsbury parish maps of 1815 and 1828 (not reproduced) shows that the site remained unchanged. The parish map of 1866 (Fig 10) shows, however, a new larger semi-rectangular building occupying the north-western part of the Castlewood area of the site, as Buckbridge Street has been replaced by New Oxford Street. The new street was constructed to clear the St Giles slum and create a direct connection between High Holborn and Oxford Street. The northern end of Carrier Street is occupied by smaller rectangular buildings and both to the west and east of the street new buildings with small courtyards occupy the areas that were previously associated gardens. The part of Ivy Street previously in the northern part of the Medius House site, has been built over. The area of the Cycle Hire Station in the south-western corner of Castlewood House site is partly built over and includes the new junction between Church Lane and the new Arthur Street, leading south from Oxford Street.
- 4.2.37 The Ordnance Survey 1st edition 5ft:mile map of 1874 (Fig 11) shows that the larger warehouse in the north-western part of the Castlewood House area of the site has been extended to the east, covering the small courtyard. The Medius House site and the area of the Cycle Hire Station are unchanged.
- 4.2.38 The Ordnance Survey 2nd edition 5ft:mile map of 1896 (Fig 12) shows that the north-eastern end of Carrier Street has been built over due to the extension of the building in the north-eastern part of the Castlewood House site. The courtyards in the south have also been built over, possibly demolishing earlier buildings or retaining and extending them. Church Lane to the south of the site has been renamed to Bucknall Street. The Ordnance Survey 3rd edition

5ft:mile map of 1916 (not reproduced) shows no changes to the site.

- 4.2.39 The London County Council Bomb Damage Map (Fig 13) shows that during the Second World War all the buildings in the southern part of the Castlewood House area were completely destroyed (coloured black) and most of the remaining buildings within this area, apart from two buildings in the north-eastern corner, were damaged beyond repair (coloured purple) (LCC, 1939–45 / LTS, 2005, map sheet 61). The buildings that occupied the small area of the current cycle Hire Station were also completely destroyed. The buildings within the Medius House area of the site escaped the damage, although the building in the west experienced minor blast damage (coloured yellow).
- 4.2.40 The Ordnance Survey 5ft:mile map of 1951 (Fig 14) shows the present buildings within the site; Castlewood House in the west and Medius House to the east. Medius House is an interwar building (Camden Borough Council 2011, 58), and was probably built between c 1920 to 1940 as shown on this map. Two previous buildings in the north-eastern corner were demolished prior to the construction of current Castlewood House, referred to as the Ministry of Supply Offices on this map. Sunken courtyards in the western and eastern parts of the area were also created with a vehicular ramp access from Bucknall Street. The Cycle Hire Station area is open ground.
- 4.2.41 The Ordnance Survey 1:2500 scale map of 1967 (Fig 15) shows the modification of Bucknall Street to run into Earnshaw Street to the south of the Cycle Hire Station.

## 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 There is no geotechnical data for the site. Based on past geotechnical and archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:
- New Oxford Street on the north side of the site is at 25.5m OD. Bucknall Street on the south side is at 24.5m OD (east end) and 25.0m OD (west end). The basement ('lower ground floor') level courtyard/parking areas of Castlewood House are at 22.3m OD (2.2–3.2mbgl);
  - the top of brickearth, where it survives, is estimated at 2.0–2.7mbgl, ie around 22.8–23.5m OD in the north of the site and 21.8–22.5m OD in the south;
  - the top of untruncated Sand & Gravel is estimated at 2.4–3.3mbgl, ie around 22.2–23.1m OD in the north of the site and 21.2–22.1m OD in the south.
- 5.2.2 Between the top of the natural and current ground level is likely to be made ground, outside the truncation from the footprint of existing basements. The lower part of the made ground might include remains of archaeological interest, beneath any modern made ground. Investigations to the south of the site (**HEA 6**) have indicated that the early-post-medieval ground surface may have been c 2.2mbgl.

#### *Past impacts*

##### Castlewood House

- 5.2.3 Archaeological survival is likely to be low or negligible due to the presence of basements (Fig 18). No survival is expected within the footprint of the existing lower basement ('sub-basement') in the central 30% of the site. Outside this area across the remainder of the Castlewood House site there may be localised survival of cut features beneath the existing upper basement and its courtyard areas ('the lower ground floor'), between deeper foundations and services.
- 5.2.4 The upper basement floor is at 22.3m OD. Taking into account an assumed slab thickness of 0.4m, the formation level is 21.9m OD. This will have probably removed any early-post-medieval ground surfaces, earlier made ground and brickearth deposits, and probably cut into the top of the underlying Gravels by up to 1.2m. Depending on the level of the Gravels is it possible that where they are lowest the basement formation has not reached them. The only archaeological remains that might survive would be the bases of deeply cut features, such as pits, ditches and wells.
- 5.2.5 Any remains beneath the slab, other than the courtyard areas, are likely to have been entirely removed locally within the footprint of foundations.
- 5.2.6 The lower basement formation level is not known but assuming it is 3.5m lower than the upper basement, is enough to have removed all archaeological remains from its footprint.
- 5.2.7 The extensive bombing damage during the Second World War within the area of Castlewood



House (Fig 13) may also have disturbed archaeological remains, although the depth and extent of the impact are not known.

#### Medius House

- 5.2.8 The basement level ('lower ground floor') at Medius House is also at 22.3m OD, and a similar formation level is assumed to that of Castlewood House's upper basement, with the same impact, ie low survival of cut features only, between deeper foundations.

#### The Cycle Scheme area

- 5.2.9 This small area does not appear to have been developed in modern times, and survival is expected to be high.

#### *Likely depth/thickness of archaeological remains*

- 5.2.10 Any archaeological remains are likely to be in the areas immediately beneath the upper basement and courtyards that do not overlie the lower basement at Castlewood House, and beneath the basement at Medius House. These would comprise buried remains of deeply cut features of possible mid/late 17th century and later structures.

### 5.3 Archaeological potential and significance

---

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain prehistoric remains.* The site's location on a Gravel terrace would make it favourable for early settlement and farming, as it would be relatively close to the resources of the adjacent River Thames. Although the broader landscape of the area has evidence of early settlement on the Gravels, there is little evidence of prehistoric activity in the vicinity of the site, possibly due to the limited past archaeological investigation across a larger part of the study area and the probable removal of the prehistoric material by post-medieval and later development.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site was 1.8km west of the main Roman settlement, and only very limited evidence for Roman activity has been found in the vicinity. Although the site is close to the projected line of a Roman road, much of the possible Roman evidence in the area will probably have been removed or severely truncated by post-medieval and later development.
- 5.3.4 *The site has a low potential to contain early medieval (Saxon) and later medieval remains.* During the Saxon period, the site was 290m north-west of the Saxon trading settlement of *Lundenwic* centred at Covent Garden. It was also on the northern outskirts of the possible Saxon dwelling place of St Giles. It is therefore likely to have been in open fields. No Saxon remains have been found within the study area. Parton's speculative map of St Giles in 1200–1300 suggests that Castlewood House was mainly within fields and Medius House was within a formal garden (Fig 3). However, definite conclusions cannot be drawn from this map due to its questionable accuracy. It is likely that the site was within pasture or arable land until the late 17th century, 60m to the north of the High Street.
- 5.3.5 *The site has high potential to contain truncated post-medieval remains.* The site is located close to the conjectured location of one of London's mid-17th century Civil War forts, although its exact location and extent is uncertain. It is possible (low to moderate potential) that the bases of cut features associated with defensive ditches could survive outside the footprint of the lower basement of Castlewood House. Such remains would be of **medium** or potentially **high** heritage significance if any datable evidence is present to identify these as associated with the Civil War, derived from their evidential and historical value, in particular in being able to assist in locating this important feature in London's history. From the late 17th century the site underwent extensive post-medieval suburban development, involving construction, demolition and modification of buildings, gardens and courtyards. From the 18th century St Giles saw its greatest intensity of occupation, and was later known as The Rookery due its poverty and poor housing in the densely-packed streets. Although the site has been truncated by current basements and courtyards, there is a high potential to contain the bases of later

post-medieval deeply cut features such as cellar walls or foundations, rubbish and cess pits, wells, drains and yard surfaces, as well as evidence of small scale industrial activity, of **low** or **medium** heritage significance (depending on the nature and extent of the remains), derived from their possible evidential and historical value.

## 6 Impact of proposals

### 6.1 Proposals

- 6.1.1 The scheme comprises demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.
- 6.1.2 At Medius House, refurbishment and two additional upper storeys would entail no ground disturbance other than a new lift pit (RPP, dwg. no. A\_PL\_P\_205).
- 6.1.3 A new pedestrian route would be created from New Oxford Street to Bucknall Street along the eastern side of Castlewood House, and a smaller building east of this (Fig 19). The area of the existing upper basement ('lower ground floor') and its courtyard / parking areas – which together occupy the entire Castlewood House footprint – would be lowered by the excavation of 0.2m across the area, with some localised drops in slab level of 0.5m (RPP, dwg. no. A\_PL\_P\_099; Chris Johnson, RPP, *pers. comm.* via email 05/01/2017). Along the centre of the eastern side would be a small open courtyard with stepped access up from basement level to ground level (RPP, dwg. no. A\_PL\_P\_099; Fig 20). The foundations would be piled.
- 6.1.4 The existing lower basement (30% of the footprint) would be extended along its eastern side and northern edge and have new additions of stairs and lift pits in its central parts (RPP, dwg. no. A\_PL\_P\_098; Fig 20). A cycle lift is also proposed in the south-eastern part of the Castlewood site.
- 6.1.5 The proposals also include the provision of an enlarged public space and planting of trees in the small area of the current Cycle Hire Docking Station to the south-west of Castlewood House (RPP, dwg. no. A\_PL\_P\_100; Fig 19).

### 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 completed development (operational phase) would not give rise to 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.
- 6.2.3 The assessment has identified high potential for the site to contain post-medieval remains, including deeply cut features associated with late 17th century and later development, of low or medium heritage significance, and possible remains of the mid 17th century Civil War defences, of medium or potentially high significance.

#### *Breaking out foundation slab and courtyard surfaces*

- 6.2.4 Breaking out of the existing foundation/floor slab of the upper basement at Castlewood House, as well as the surfaces covering the courtyards, would have an impact, truncating or removing entirely any archaeological remains directly beneath the slab, excluding the area where it overlies the lower basement as no remains are expected to survive here. The removal of deeper foundations, including any pile probing would cause additional disturbance.

#### *Basements*

- 6.2.5 The lower basement would be extended along its eastern side and by c 0.2m along its

northern edge (Chris Johnson, RPP, pers. comm. via email 05/01/2017; Fig 20). The proposed new upper basement would include the area of the existing upper basement and courtyards, filling the entire Castlewood House site footprint (the centre of the eastern side, would include a small open courtyard (Fig 20). The proposed floor level across the new upper basement would be 22.1m OD (RPP, dwg. no. A\_PL\_P\_099). Taking into account an assumed slab thickness of 0.4m, the formation level would be 21.7m OD. Some localised drops in slab to achieve required head heights where necessary are also proposed, one of which would be in the proposed cycle parking area within the existing courtyard, at 21.9m OD (Fig 20). Taking into account an assumed slab thickness of 0.4m, the formation level would be 21.5m OD.

- 6.2.6 The proposed basement extensions would remove any localised remains of truncated cut features beneath the existing upper basement and its courtyard areas, between deeper foundations and services.

#### *Piled foundations*

- 6.2.7 The foundation scheme for Castlewood House currently consists of c 150 bored piles, 1200mm or 900mm diameter piles, with pilecaps. This is currently being redesigned, however the foundations are unlikely to differ significantly from the above mentioned scheme.
- 6.2.8 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would therefore depend on the pile size and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.
- 6.2.9 The insertion of pile caps and any connecting ground beams typically extend no more than 1.0–1.5mbgl. From the upper basement level, this would further truncate or remove entirely any archaeological remains within the footprint of each foundation, probably entirely removing any surviving archaeological remains within the footprint of the works. From the existing lower basement level there would be no impact, since no remains are anticipated beneath.

#### *Lift pits, drainage and services*

- 6.2.10 The proposed lift pit in Medius House, and the central areas of Castlewood House site (Fig 17) along with possible drainage and service trenches below the new slab, would extend to a depth of 1.5m below the foundation slab formation level. These would probably remove entirely any archaeological remains that might have survived the preliminary demolition work and the existing basement excavation within the pit footprint.

#### *Removal and planting of trees*

- 6.2.11 The removal of the existing trees in the existing car park and courtyard areas along the southern part of the site (Sharon Hosegood, dwg. no. SHA 188 TPP, rev. A, date 09/01/2016), and subsequent planting of new trees along the south-western corner of the site would possibly cause a ground disturbance of c 1.0–1.5mbgl. This would be likely to extend into modern made ground only and cause no archaeological impact.

## 7 Conclusion and recommendations

- 7.1.1 There are no designated heritage assets on the site. The site lies within an archaeological priority area, which defines a broad area of interest associated with the initial – early-post-medieval – growth of London's Suburbs.
- 7.1.2 The site is considered to have a high potential to contain truncated post-medieval remains, including deeply cut features of /late 17th century and later structures, of low or medium heritage significance. It is possible, though considered unlikely, that evidence of the mid 17th century Civil War defences could survive in the north-west part of the site, potentially of high significance.
- 7.1.3 The scheme comprises demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.
- 7.1.4 The existing upper basement and its courtyard / parking areas – which together occupy the entire Castlewood House footprint – would be excavated 0.2m across the area, with some localised drops in slab of 0.5m. The existing lower basement (30% of the footprint) would be extended along its eastern side and northern edge. This would truncate or completely remove any remains beneath the upper basement. Piled foundations, including pile caps, ground beams, and below slab services and drains, along with lift pits, would remove entirely any surviving remains within the footprint of each construction.
- 7.1.5 At Medius House, refurbishment and two additional upper storeys would cause no ground disturbance other than a new lift pit, with little or no archaeological impact predicted.
- 7.1.6 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

*Table 2: Impact upon heritage assets (prior to mitigation)*

Asset	Asset Significance	Impact of proposed scheme
Remains of suburban development in the late 17th century and later (cut features such as structural footings, refuse and cess pits) (high potential)	Low or medium	Demolition / breaking out of foundation slab, basement extension, piled foundations, lift pits, new services/drainage.
Possible evidence of London's mid 17th century Civil War defences. (low to moderate potential)	Medium or high	Significance of asset reduced to negligible.

- 7.1.7 In view of the potential of the site to contain significant post-medieval remains, but considering the extent of truncation from the existing basements and the small area of impact from the proposed basement extensions, the archaeological monitoring of any ground investigations undertaken under planning conditions would help to clarify the archaeological potential and the implications of the proposals. If necessary, a watching brief with time allowed to investigate and record any significant remains during slab removal works, the basement extensions and – as appropriate – subsequent foundation construction would ensure that any archaeological assets are not removed without record.
- 7.1.8 Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning permission.

## 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 150m-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 31/05/2016 and is the copyright of Historic England 2016.
- 8.1.3 Historic England statutory designations data © Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2016. The Historic England GIS Data contained in this material was obtained in March 2016. 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)

EH – English Heritage

HER – Historic Environment Record

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

OA – Oxford Archaeology

PCA – Pre-Construct Archaeology

HEA No.	Description	Site code/ HER No.
1	<b>1, 3 and 5 Bloomsbury Street</b> Grade II listed building. Terrace of 3 houses with later shops, c. 1766–67, and fronts altered c. 1845. No. 5 was the home from 1766–1771 of Paul Saunders, tapestry-maker, whose commercial premises lay at the rear (Nos 2 and 4 Streatham Street, now demolished). The houses originally formed part of a longer terrace demolished for the construction of New Oxford Street, at which time the fronts were altered.	NHL1244459 MLO16739
2	<b>Bloomsbury Central Baptist Church</b> Grade II listed building. Baptist church, c. 1845–8. This was the first Baptist chapel to stand prominently on a London street, looking like a "church", reflecting the improved status of Victorian dissenters.	NHL1271628
3	<b>233 Shaftesbury Avenue</b> Grade II listed building. Office block, c. 1929.	NHL1271626
4	<b>Parnell House</b> Grade II* listed building. Block of artisans' flats, 1849. For The Society for Improving the Condition of the Labouring Classes. Interiors replanned c. 1985. Originally known as Streatham Street Buildings, they are the earliest surviving example of flats to provide accommodation for the "deserving poor" in regular employment.	NHL1378865
5	<b>Congress House including Forecourt and Courtyard Sculptures</b> Grade II* listed building. Trades Union headquarters building and sculptures, 1953–7. Widely regarded, at the time of its completion and since, as one of the most important institutional buildings erected in London, and one of the most significant 1950s buildings in Britain.	NHL1113223
6	<b>St Giles Court, St Giles High Street</b> Evaluation by MoLAS in 2006 revealed remains of a possible medieval horse skeleton and stake holes. A cobbled surface, indicating an early courtyard (possibly the 17th century Eagle and Child Yard), was found beneath the remains of Victorian tenements on either side of a small alleyway known then as Clarks Buildings. Drains and sewers were uncovered underneath the alleyway and the cellar room of one tenement was exposed. Excavation in the south courtyard revealed medieval ditches and pits, and cess pits of possibly 16th–17th century date. Small areas of 17th–18th century brick cess pits, cobbled surfaces and cellar walls remained. The remains of Victorian buildings were uncovered, including two vaulted cellars and a large industrial cellar identified as a bacon curing premises. Adjacent to the High Street three post-medieval cellar walls and a deposit dating to c. 1580–1700 were revealed, succeeded by brick floors, a wall and a layer dated to the 17th century.	SIC06 ELO6988 ELO7987 MLO98203



HEA No.	Description	Site code/ HER No.
7	<b>Centre Point, 101–103 New Oxford Street and 5–24 St. Giles High Street</b> Evaluation by MOLA in 2015 recorded a 19th or 20th century brick wall, superseded by two brick walls and a floor, all contemporary and dated to the 20th century. All structures were probably remains of basements/cellars associated with the White Lion public house.	CPO14
8	<b>Centre Point, 101-103 New Oxford Street</b> Standing structure recording by MoLAS in 2008 recorded the 20th century Centre Point Pool and Plaza, a set of steps that led from the plaza to the first floor of Centre Point, and the subway, public lavatories and Centre Point Snooker Club that were located below the pool and plaza.	GCI08 ELO10299 MLO80125
9	<b>Tottenham Court Road Station, 1-6 Denmark Place, 144 Charing Cross Road</b> Evaluation by MOLA in 2009 revealed deposits that pre-dated late 17th/early 18th century activity, although definite natural layers were not encountered during the investigation. Brick structures possibly of the late 17th–early 19th centuries were recorded, including basement/cellar walls and a possible cess pit/soakaway. There were also deposits that dated to the early 19th century.	TCU09 ELO14567
10	<b>St Giles Circus, Andrew Borde Street, 1-6 Denmark Place</b> Evaluation by PCA in 1999 revealed an undated, probably natural linear feature, cutting the natural gravels in one area. A stone, mortar and tile wall foundation of late 13th or early 14th century was recorded above natural brickearth. It was sealed by a deposit onto which a concrete basement slab, probably 19th century in date, was laid, with modern backfill above.	SGC99 ELO4509
11	<b>St Giles Circus, land north and south of Denmark Street</b> Watching brief by MOLA in 2014 on geotechnical trial pits. In situ natural deposits were recorded in four of the trial pits. Surface heights ranged from 21.07mOD to 21.3mOD. The predicted height for untruncated natural brickearth in this area is c 22.9mOD, which suggests a considerable degree of horizontal truncation to the natural land surface. All trial pits contained brick footings: cartographic evidence suggests 18th or 19th century dates. In each case the brickwork was sealed by late post-medieval soil deposits; either contemporary construction fills (18th/19th century) or later make-up layers beneath the existing ground surface (19th/20th century). There was no indication whether the buildings were used for domestic or industrial purposes	STG15
12	<b>St Giles-in-the-Fields Churchyard, St Giles High Street</b> Watching brief by MOLA in 2014 revealed the top of a brick, arched vault that extended under the stone steps, associated with a raising of the ground level in 1688, and areas of concentrated human bone, thought to belong to charnel pits. Watching brief by OA in 2004 revealed a small quantity of scattered charnel and animal bone, the former collected for reburial. A short section of a brick wall associated with the church that preceded the present 18th century structure was recorded.	SGF13 ELO14569 SGI04 ELO14519
13	<b>7 Denmark Street, Charing Cross Road</b> Watching brief by EH in 1992 observed post medieval to modern make-up deposits may have been connected with the refurbishment of the standing 17th century building.	DKS92 ELO14484 MLO59913
14	<b>Tottenham Court Road (junction of)</b> Medieval brewhouse. Existed at this junction in 1452 as noted by the GLHER.	MLO17817
15	<b>New Oxford Street</b> Lower Palaeolithic find spot. A pointed handaxe was discovered in the vicinity of New Oxford Street in 1929 (event unknown). It is now located in the British Museum, as noted by the GLHER.	MLO17688
16	<b>New Oxford Street</b> Roman find spot. Cylindrical lead cist containing burnt bone and 2 denarii of Vespasian (69–79AD) found shortly before 1864, as noted by the GLHER.	MLO17787 ELO5705
17	<b>St Giles High Street</b> Medieval and post medieval garden, as noted by the GLHER.	MLO46406
18	<b>Denmark Street</b> Medieval and post medieval gatehouse, as noted by the GLHER.	MLO46404

HEA No.	Description	Site code/ HER No.
19	<p><b>Medieval Hospital, St Giles High Street</b></p> <p>This was a leper hospital, dedicated to St Giles, founded in Holborn in the early 12th century. A bull of Pope Alexander 4th reveals that the lepers were trying to live as a religious community and that the hospital included gardens and acres of land. In 1299 the hospital was granted to the Order of St Lazarus at Burton Lazars. By this point it cared for the poor aged and sick and it was also alleged that it was operating as a religious house. St Giles continued as a leper hospital until 1500, and in 1539, the Order of St Lazarus was dissolved, and St Giles along with it, as noted by the GLHER.</p>	<p>MLO18049 MLO46407 MLO46408</p>
20	<p><b>Great Russell Street (YMCA)</b></p> <p>Prehistoric find spot. Four Lower Palaeolithic handaxes were found at the YMCA on Great Russel Street. Two of the handaxes were found at a depth of 2.5 metres resting on London Clay in an area of Lynch Hill Gravel geology.</p>	<p>MLO71756</p>
21	<p><b>St Giles-in-the-Fields, St Giles High Street</b></p> <p>Medieval chapel to St Giles leper hospital was used as parish church, rebuilt in 1623 and again in 18th century as present church of St Giles-in-the-fields. Holmes advises that this ground, covered nearly an acre and was much used by the poor Irish. It was enlarged in 1628 and at various subsequent dates due to overcrowding. It occupies the site of an ancient graveyard attached to a leper hospital. The site was once that of two plague pits of the Black Death; the St Giles area had long been poverty-stricken, the slum conditions in its densely-packed streets, known as the St Giles Rookery. Like many overcrowded churchyards in London, its closure came as a result of the first Burial Act of 1852 and its subsequent amendments during the 1850s. St Giles' Churchyard was itself laid out as a garden and opened to the public in 1891, maintained by Holborn Borough Council, as noted by the GLHER. Source Basil Holmes Map Sheet 35.</p>	<p>MLO53998 MLO70201 MLO103812 Basil Holmes ID 59</p>

## 9 Planning framework

### 9.1 National Planning Policy Framework

9.1.1 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).

9.1.2 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.

## 9.2 Greater London regional policy

---

### *The London Plan*

- 9.2.1 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 2016). 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.
- 9.2.2 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.'
- 9.2.3 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'.
- 9.2.4 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'.

## 9.3 Local planning policy

---

- 9.3.1 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.
- 9.3.2 The London Borough of Camden's Core Strategy and Development Policies were adopted in November 2010 and these are quoted below. Camden Council is currently reviewing its main planning policies and has a draft Local Plan, which will replace the current Core Strategy and Camden Development Policies documents as the basis for planning decisions and future

development in the borough

(<https://www.camden.gov.uk/ccm/content/environment/planningand-built-environment/two/planning-policy/local-plan/local-plan.en>).

- 9.3.3 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 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 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.
- 11.1.2 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

<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 <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , 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>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

## 13 Bibliography

### 13.1 Published and documentary sources

- Brett-James N, 1928, *The Fortification of London in 1642/3*, London Topographical Society
- Camden Borough Council, 2010a, *Camden Core Strategy 2010–2025*
- Camden Borough Council, 2010b, *Camden Development Policies 2010–2025*
- Camden Borough Council, 2011, *Bloomsbury Conservation Area Appraisal and Management Strategy*, adopted 18th April 2011
- Cherry B and Pevsner N, 2001 *London 1: North*, The Buildings of England ser, London
- ClfA [Chartered Institute for Archaeologists] Dec 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Reading.
- ClfA [Chartered Institute for Archaeologists] Dec 2014b, *Standards and guidance for historic environment desk-based assessment*, Reading
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*
- DCLG [Department of Communities and Local Government], March 2014 *Conserving and Enhancing the Historic Environment: Planning Practice Guide*
- Dobie R, 1829 *The History of the United Parishes of St. Giles in the Fields and St George Bloomsbury*. London.
- EH [English Heritage], 2008 *Conservation principles, policies and guidance*. Swindon
- EH [English Heritage], 2015, *The setting of heritage assets*. Historic Environment Good Practice Advice in Planning Note 3.
- Gage J, 1984 'The Rise and Fall of the St Giles Rookery: An account of the notorious slums in the parish of St Giles' in *Camden History Review*, 12, Camden History Society.
- GLA [Greater London Authority], March 2016 *The London Plan. Spatial Development Strategy for Greater London. Consolidated with Alterations Since 2011*
- GLAAS [Greater London Archaeology Advisory Service], 2015: *Guidelines for Archaeological Projects in Greater London*. GLAAS Guidance Paper, Historic England, April 2015
- Holmes, Basil (Mrs) 1896 *The London Burial Grounds: Notes on their history from the earliest to the present day (1896)*. New York: MacMillan & Co
- LCC, 1939–45 / LTS, 2005. *London County Council Bomb Damage Maps 1939–45, reproduced by the London Topographical Society and London Metropolitan Archives*. London Topographical Society Publication No 164. 2005
- London Topographical Society, 2005 *The London County Council Bomb Damage Maps, 1939–1945*.
- Margary ID, 1967 *Roman Roads in Britain*. London: John Barker
- Museum of London, 2003 *A research framework for London archaeology 2002*, London
- MoLAS [Museum of London Archaeology Service], 2006. *St Giles Court, St Giles High Street, London WC2; an archaeological evaluation report*. Unpublished investigation report
- MoLAS [Museum of London Archaeology Service], 2008. *Central St Giles, St Giles High Street, London WC2; post-excavation assessment and updated project design*. Unpublished archive report
- MOLA, 2015 (Taylor, J) *St Giles Circus: Land north and south of Denmark Street, London W2. Report on an archaeological watching brief, June 2015*. Site Code: STG15. Unpublished client report
- PCA, 2011. *An Archaeological Excavation and Watching Brief at the British Museum, North West Development, Bloomsbury, London Borough of Camden, WC1: An Interim Summary Report, Site Code: MPB09*. Rebecca Haslam for Pre-Construct Archaeology Ltd, unpublished client report
- Robin Partington & Partners May 2016, *GLA Pre-Application Meeting: Castlewood W1A*.
- Schofield J with Maloney C (eds), 1998 *Archaeology in the City of London, 1907–91: a guide to records of excavations by the Museum of London and its predecessors*, MoL Archaeol Gazetteer Ser 1, London
- Smith V and Kelsey P, 1996, "The Lines of Communication: The Civil War Defences of London", in Porter S. (ed), *London and the Civil War*. Macmillan, London
- Sturdy D, 1975 The Civil War Defences of London. *London Archaeologist* 2.13: 334–338
- Sullivan, D, 1994 *The Westminster corridor: an exploration of the Anglo-Saxon history of Westminster Abbey and its nearby lands and people*, London

Survey of London: Volume 5, St Giles-in-The-Fields, Pt II. Originally published by London County Council, London, 1914. Pages 1–2

Thompson A, Westman A, and Dyson T (eds), 1998 *Archaeology in Greater London 1965–90: a guide to records of excavations by the Museum of London*, MoL Archaeol Gazetteer Ser 2, London

Vince, A G, 1990 *Saxon London: an archaeological investigation*, London

Thornbury, W, 1878 'St Giles-in-the-Fields', in *Old and New London: Volume 3* (London, 1878), pp. 197–218

Weinreb B Hibbert C, Keay J, Keay J (eds), 2008 *The London encyclopaedia*. Macmillan. London

## 13.2 Other Sources

---

British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Groundsure historic Ordnance Survey mapping

Historic England designation data

Internet – web-published sources:

British History online: <http://www.british-history.ac.uk>

LB Camden April 2011. Bloomsbury Conservation Area Appraisal and Management Strategy

LB Camden April 2009. Denmark Street Conservation Area Appraisal and Management Strategy

London Archaeological Archive and Research Centre

London Borough of Camden Local History Library – historic maps and published histories

MOLA Deposit Survival Archive

## 13.3 Cartographic sources

---

Agas c 1562 'Civitas Londinum', reproduced in Margary, H, 1981 *A collection of early maps of London*, Margary in assoc Guildhall Library, Kent

Faden, 1813 revision of Horwood's 1799 Map of Westminster and Southwark

Faithorne and Newcourt 1658 'An Exact Delineation of the Cities of London and Westminster and the suburbs thereof together with the Borough of Southwark', reproduced in Margary, H, 1981 *A collection of early maps of London*, Margary in assoc Guildhall Library, Kent

Morgan W, 1682 'London &c Actually Surveyed', reproduced in Margary, H, 1977 *'London &c Actually Surveyed' by William Morgan, 1682*, Margary in assoc Guildhall Library, Kent

Horwood, 1799 'Map of Westminster and Southwark'

Parton's conjectural map of 1818 'St Giles's-in-the-Fields Parish Between the years 1200 and 1300'

St Giles-in-the-Fields and St George, Bloomsbury parish map of 1866

Strype's map of St Giles-in-the-Fields parish of c 1720

Vertue's map of c 1738, "A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 & 1643"

### *Ordnance Survey maps*

Ordnance Survey 1st edition 5ft:mile map (1874)

Ordnance Survey 2nd edition 5ft:mile map (1896)

Ordnance Survey 5ft:mile map (1951)

Ordnance Survey 1:2500 scale map (1967)

### *Engineering/Architects drawings*

PECS (Property and Environmental Consultancy, draft plans of existing Castlewood House, June 2016

Plowman Craven, topographic survey, dwg. no. 33246T–01 rev. 1, June 2015

Proposed ground level plan (Robin Partington & Partners, dwg. no. A\_PL\_P\_100)

Proposed level B01 plan (Robin Partington & Partners, dwg. no. A\_PL\_P\_099)

Proposed level B02 plan (Robin Partington & Partners, dwg. no. A\_PL\_P\_098)

Tree protection plan (Sharon Hosegood, dwg. no. SHA 188 TPP, rev. A, date 09/01/2016)



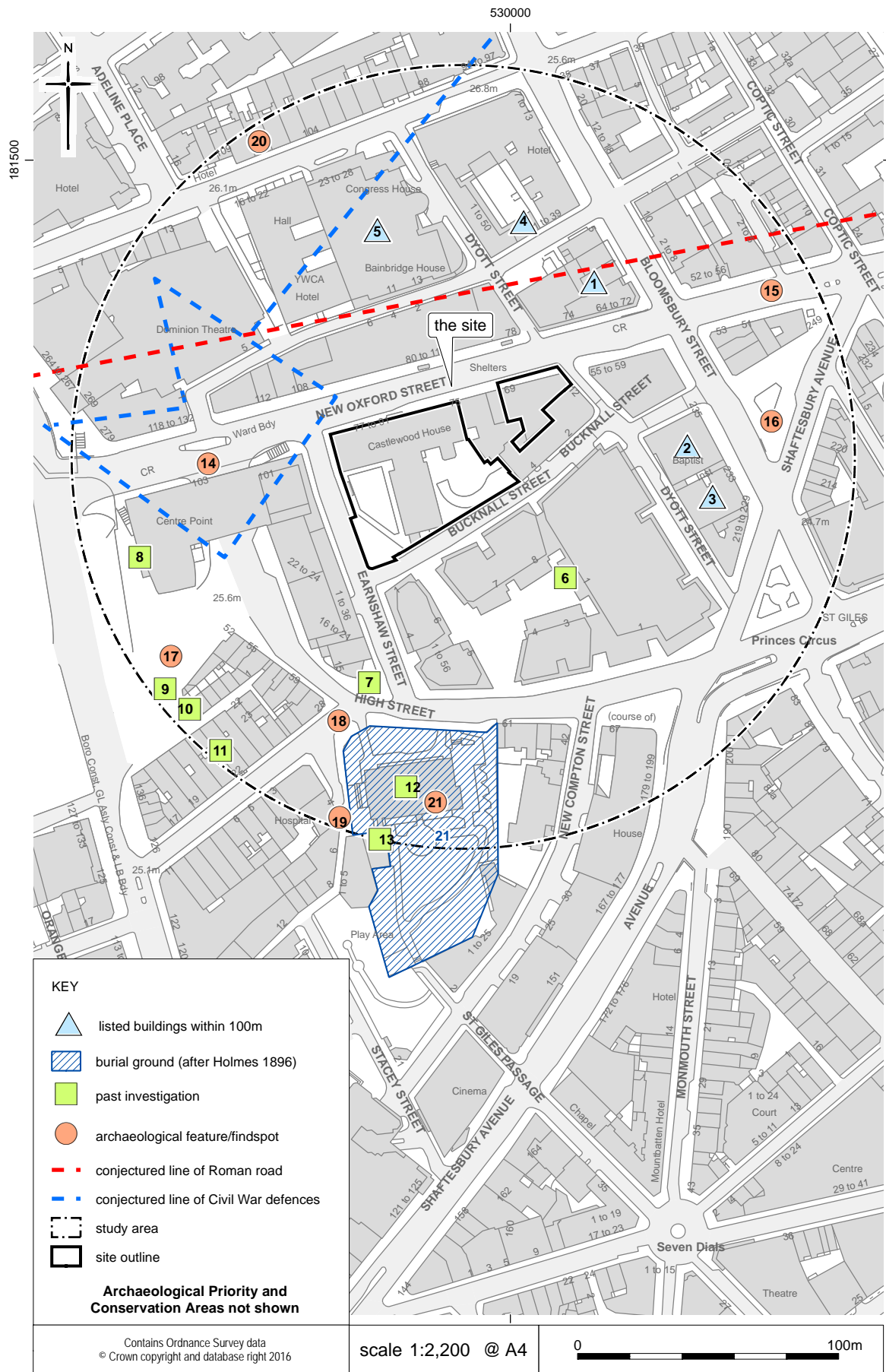
## 13.4 Available site survey information checklist

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





Fig 1 Site location





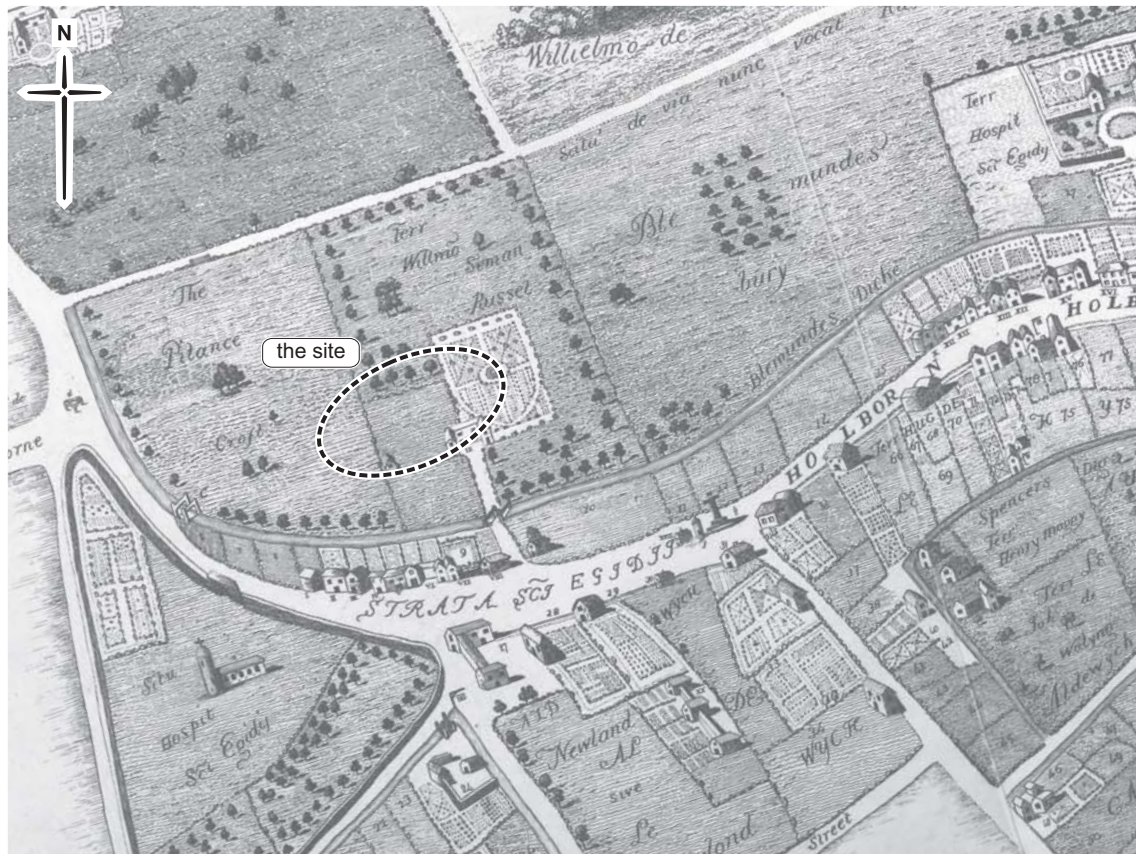


Fig 3 Parton's conjectural map of 1818 'St Giles's-in-the-Fields Parish Between the years 1200 and 1300'

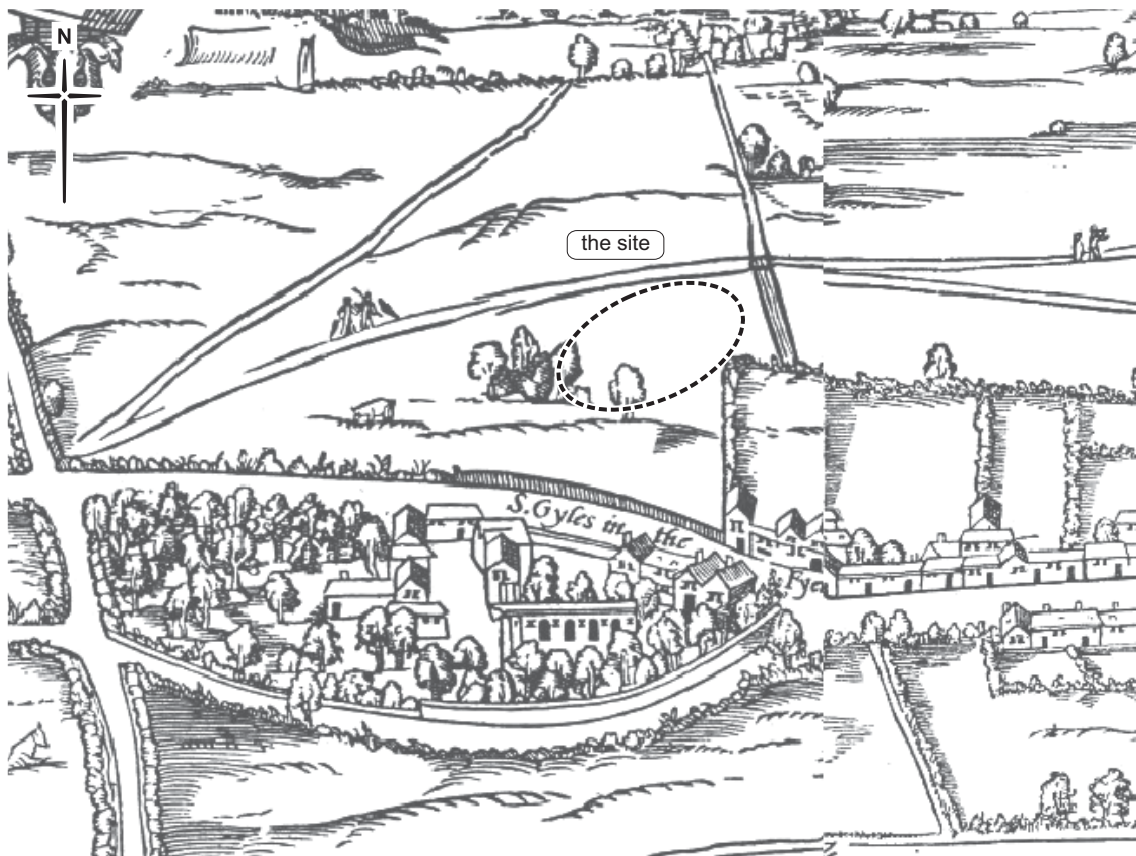


Fig 4 Agas's map of c 1562





Fig 5 Vertue's map of c 1738, "A Plan of the City and Suburbs of London fortified by Order of Parliament in the Years 1642 & 1643"

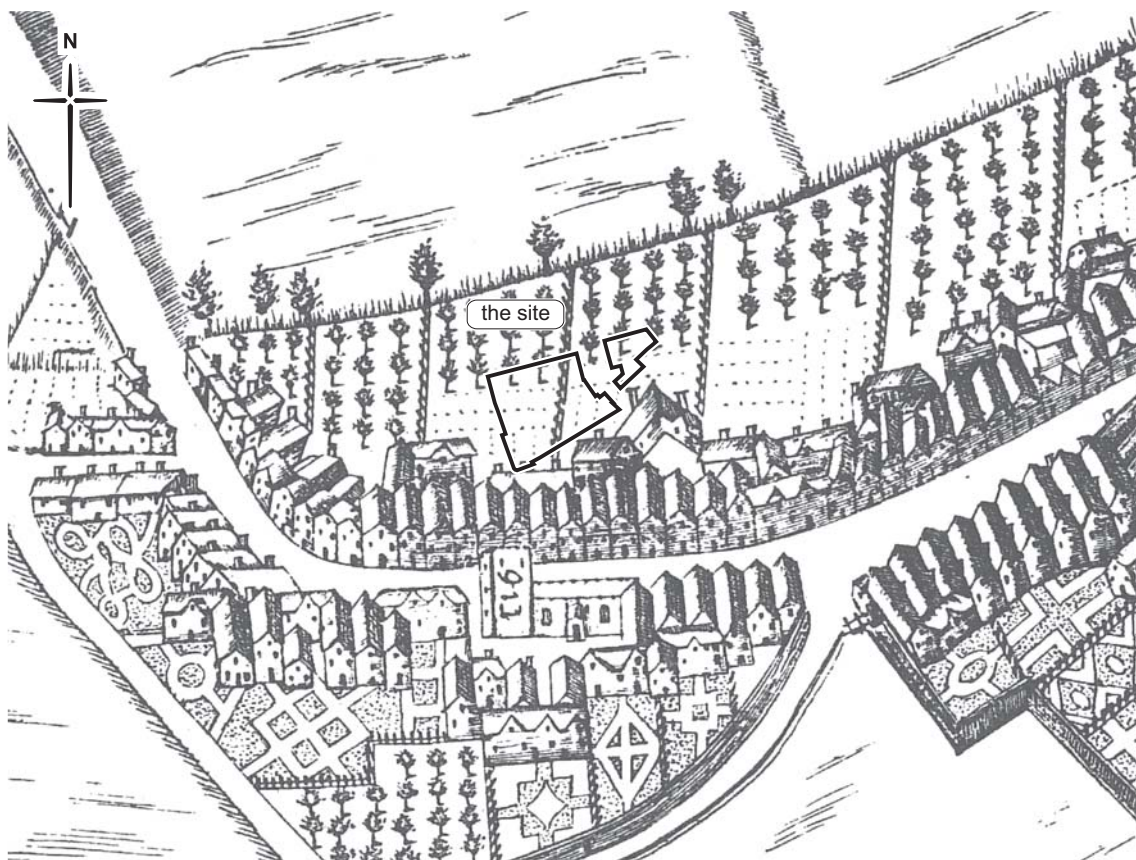


Fig 6 Faithorne and Newcourt's map of 1658



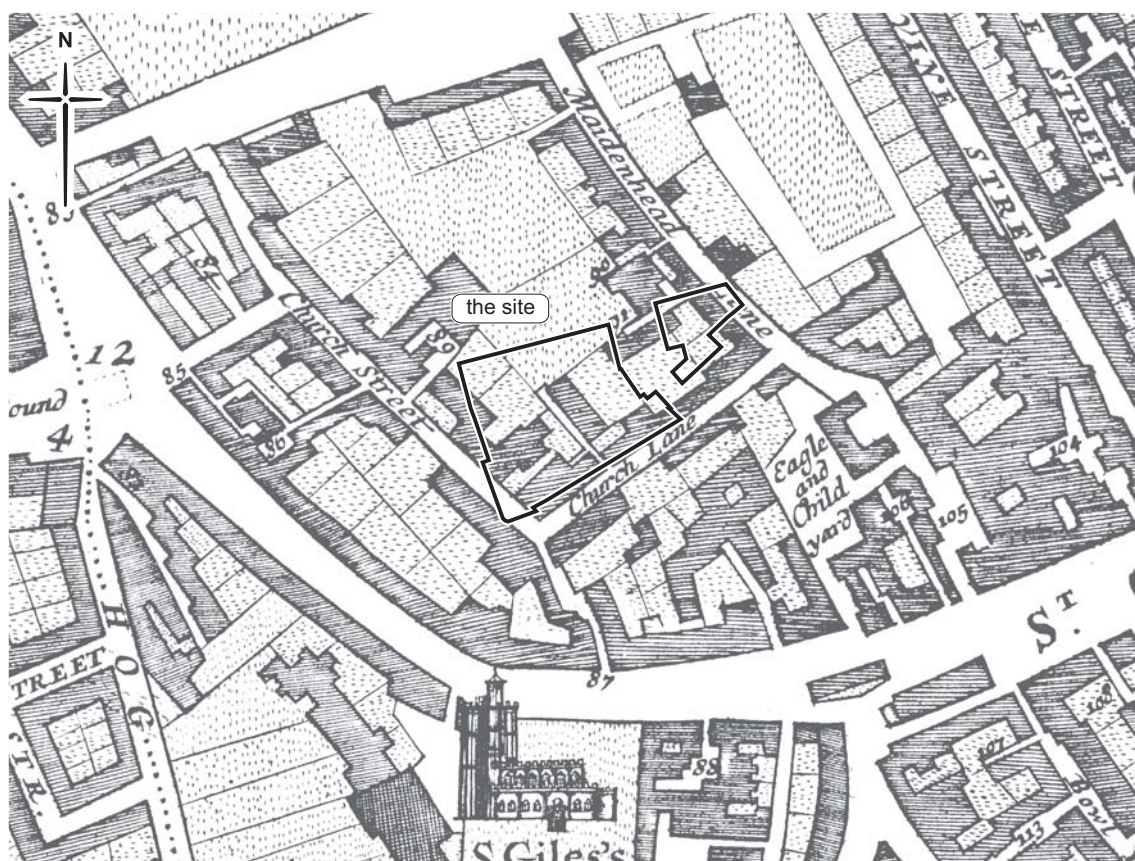


Fig 7 Morgan's London map of 1682

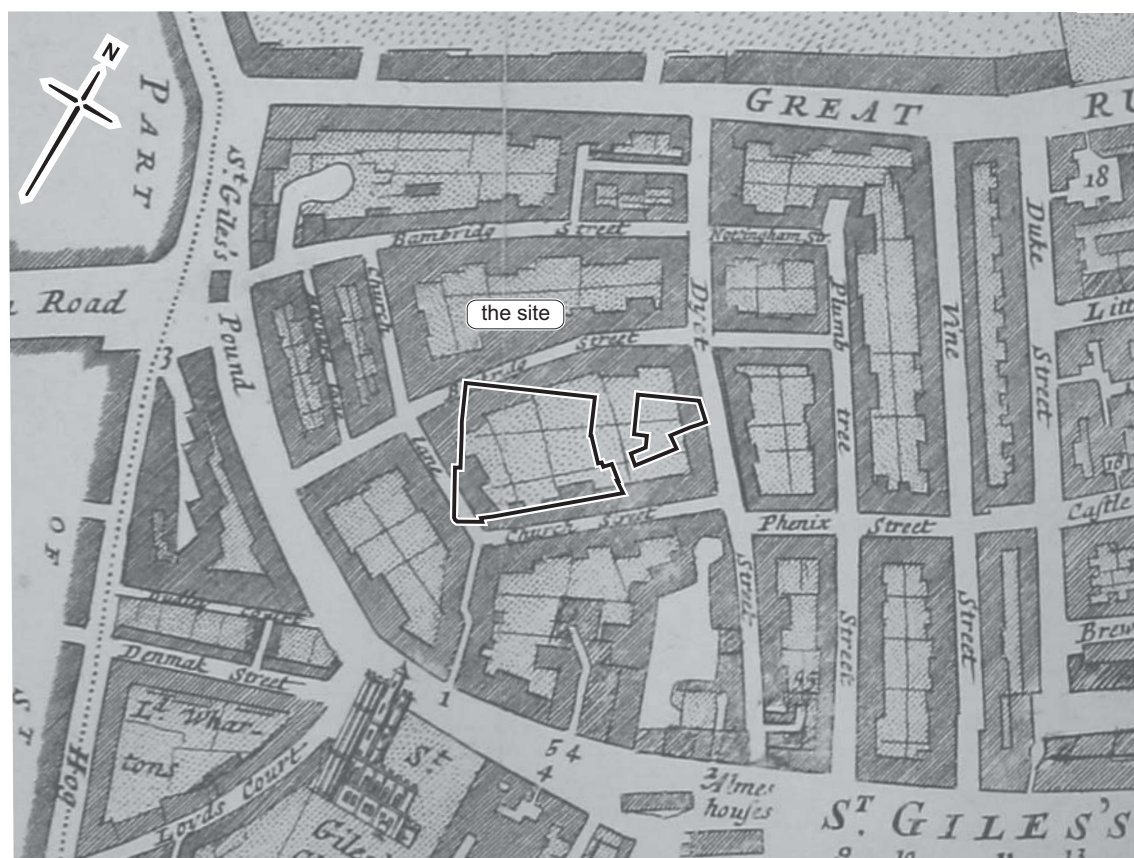


Fig 8 Strype's map of St Giles-in-the-Fields parish of c 1720



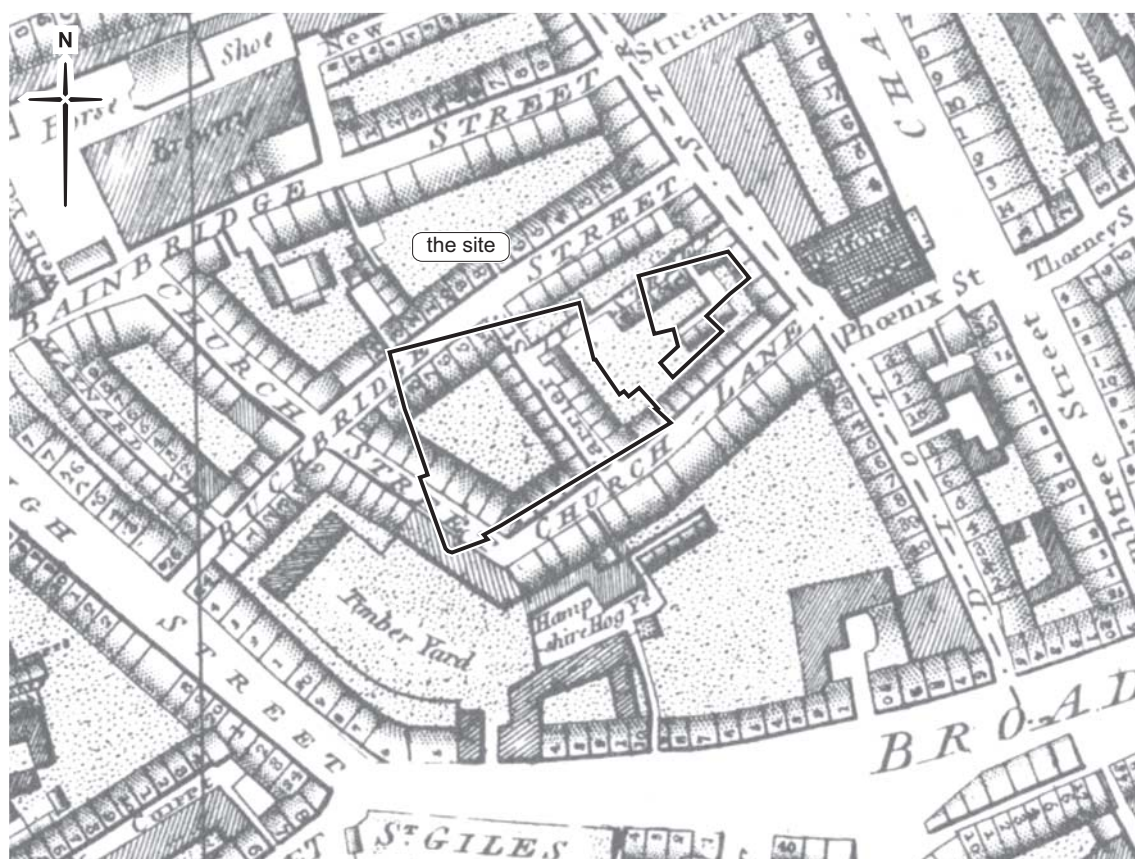


Fig 9 Horwood's map of 1799

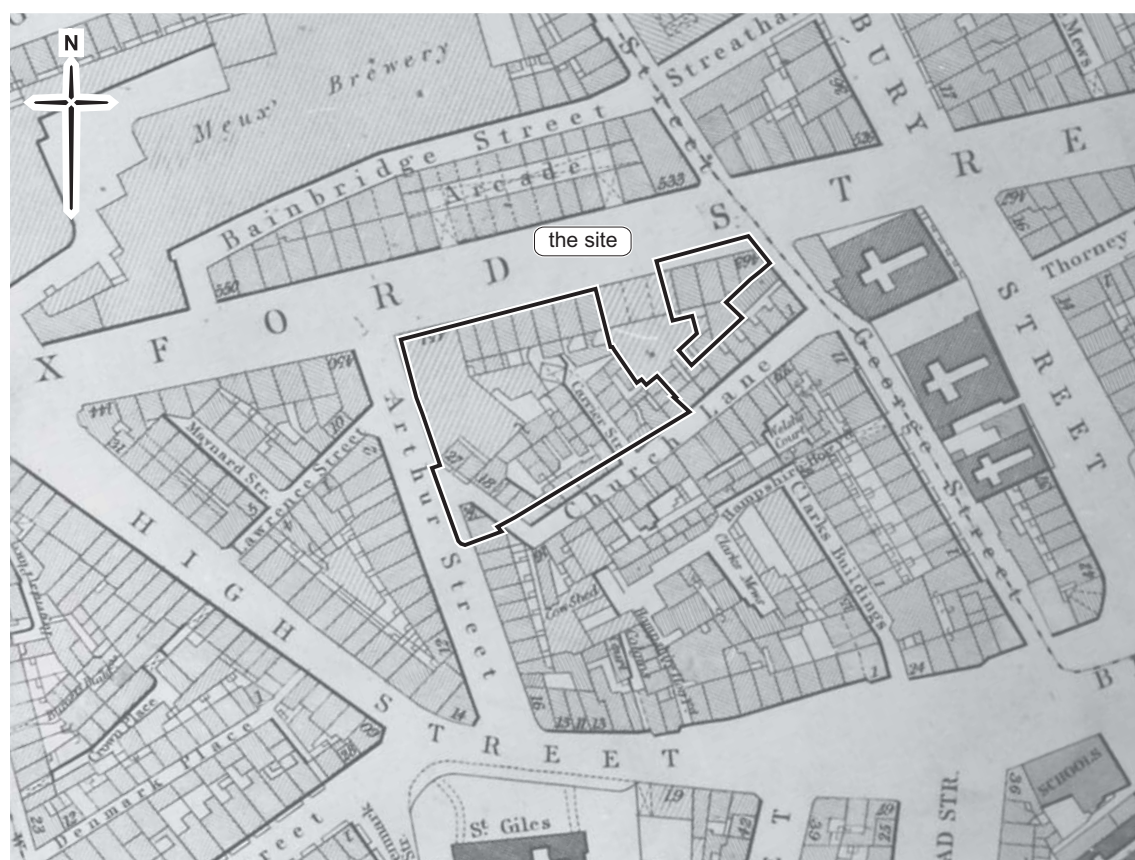


Fig 10 St Giles-in-the-Fields and St George, Bloomsbury parish map of 1866



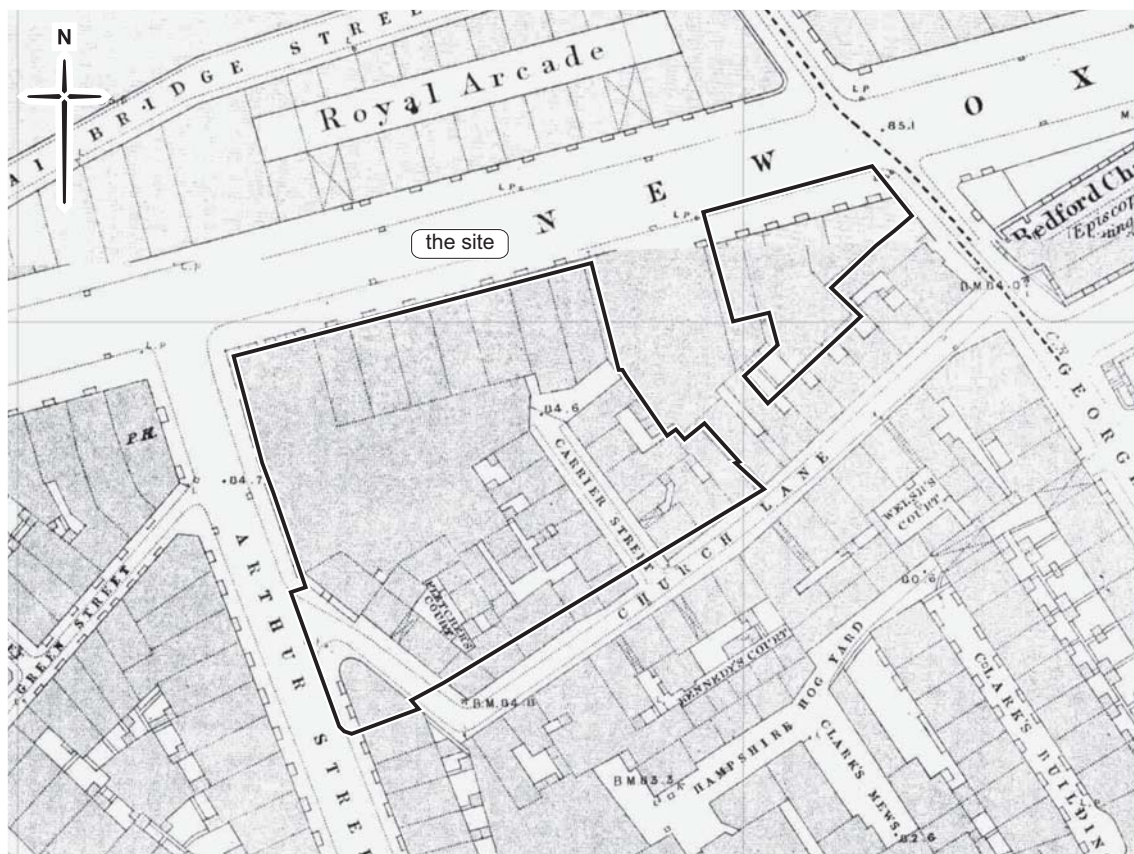


Fig 11 The Ordnance Survey 1st edition 5ft:mile map of 1874



Fig 12 The Ordnance Survey 2nd edition 5ft:mile map of 1896





Fig 13 The London County Council Bomb Damage Maps (LCC/LTS 2005, map sheet 61)



Fig 14 The Ordnance Survey 5ft:mile map of 1951 (not to scale)

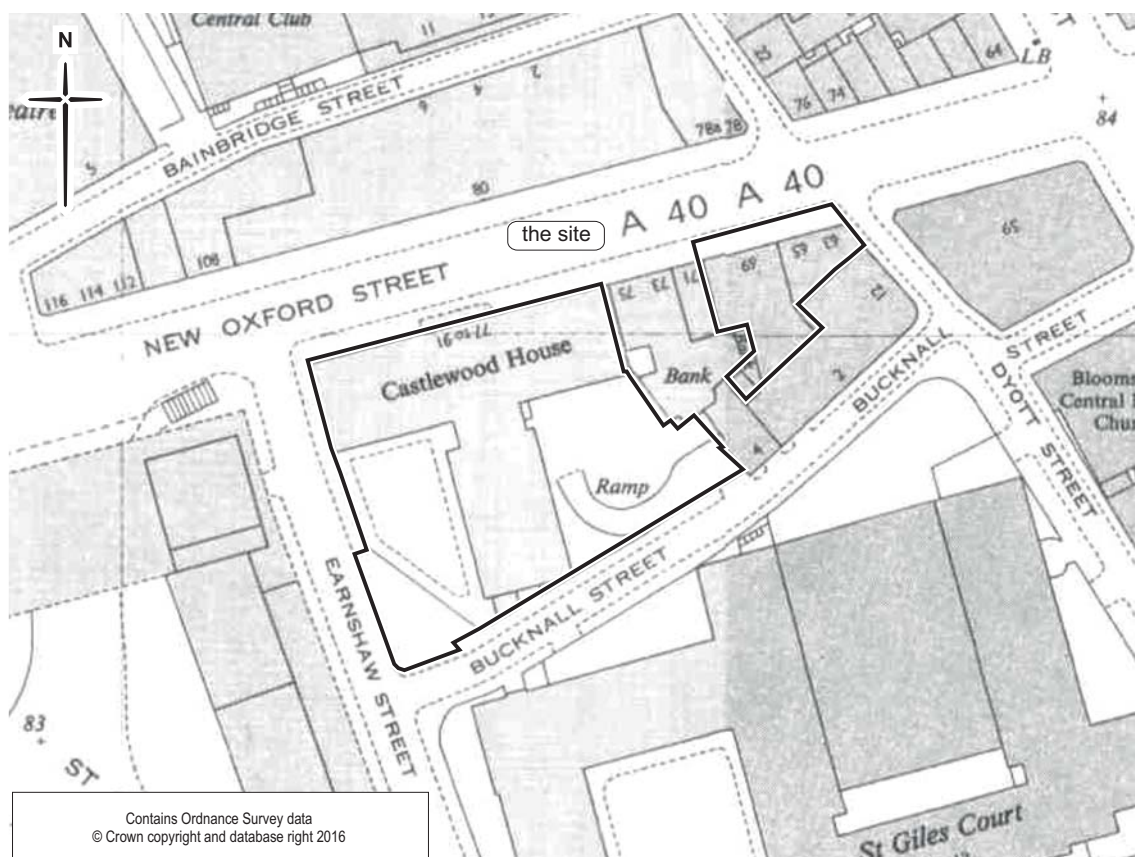


Fig 15 The Ordnance Survey 1:2500 scale map of 1967 (not to scale)





Fig 16 Photograph of existing lower ground courtyard in the south-western part of Castlewood House, looking south-west from the lower ground floor level (MOLA 2016)



Fig 17 Photograph of existing lower ground courtyard in the south-eastern part of Castlewood House with car parking and service ramp, looking south from lower ground floor level (MOLA 2016)

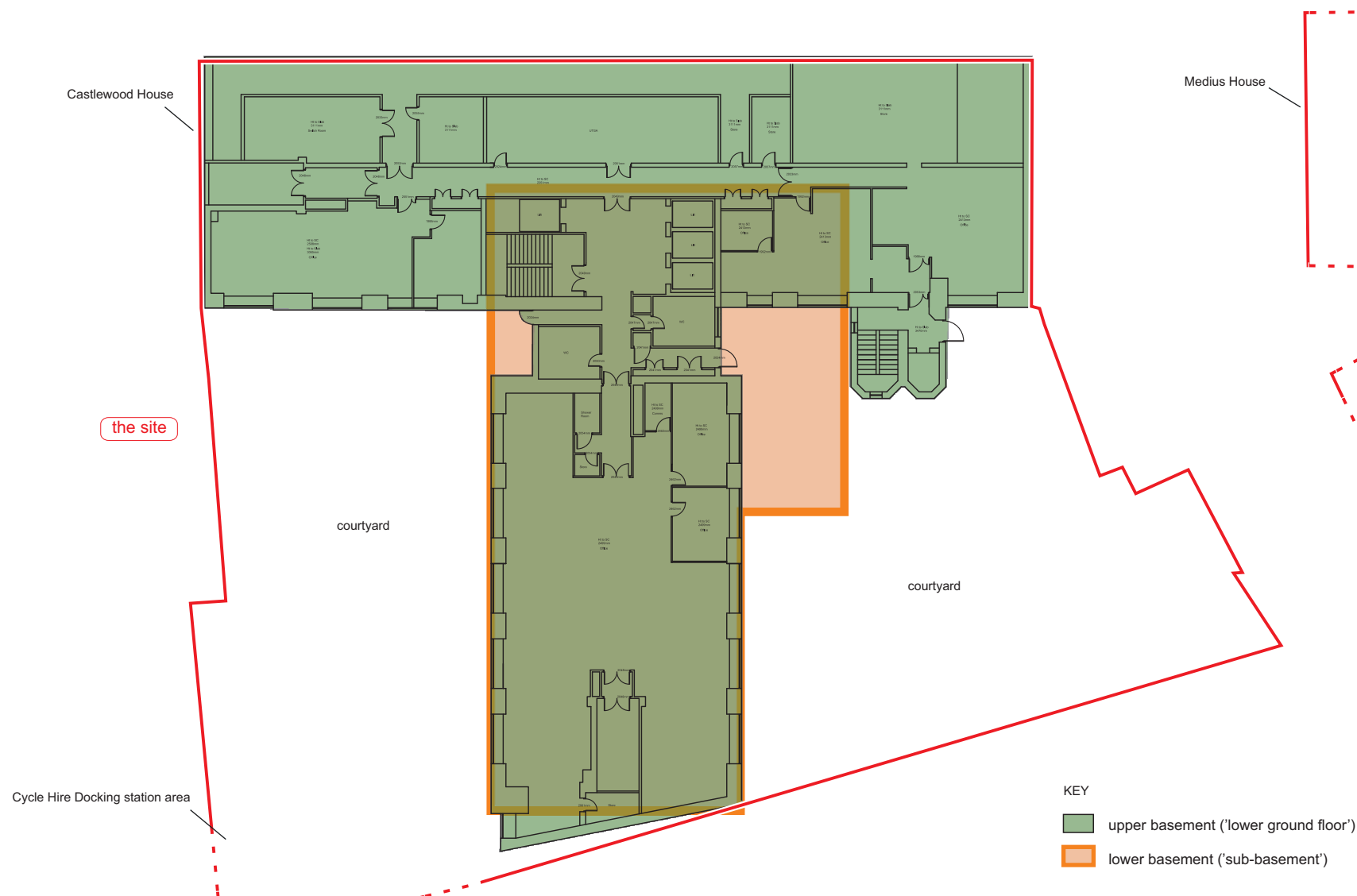


Fig 18 Plan of existing upper basement ('lower ground floor') and lower basement ('sub-basement') (PECS, 2016)

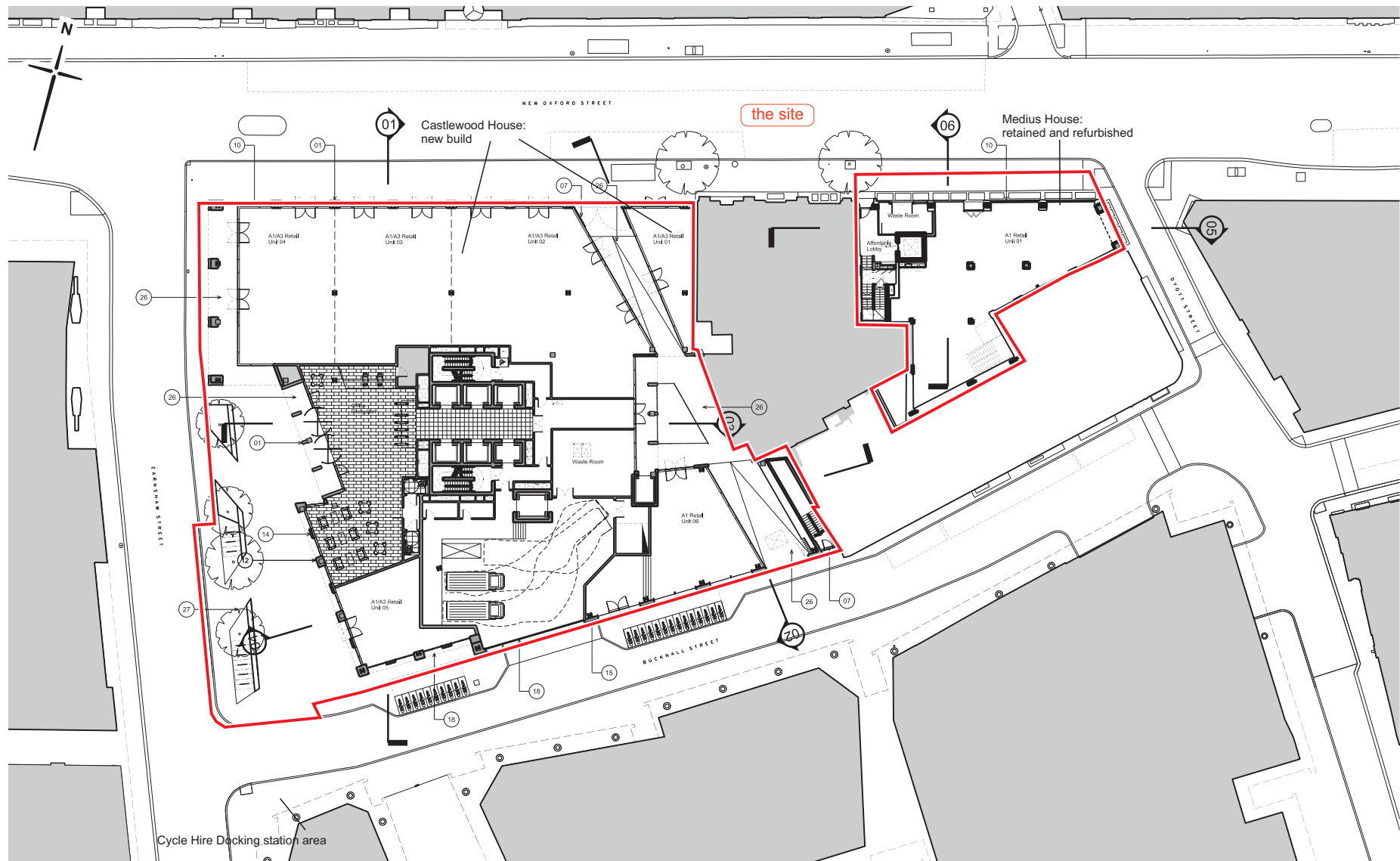


Fig 19 Plan of proposed ground floor level (new build and retained) (Robin Partington & Partners, dwg. no. A\_PL\_P\_100)

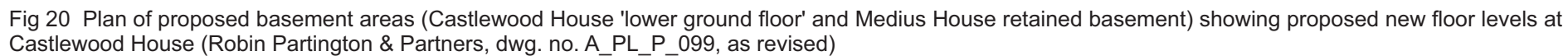




Fig 21 Plan of existing sub-basement to be retained at Castlewood House, showing areas of proposed extension (Robin Partington & Partners, dwg. no. A\_PL\_P\_098, as revised)