



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**135-149 Shaftesbury
Avenue
London WC2**

December 2017

**Local Planning Authority:
City of Westminster**

**Site centred at:
TQ29982 81144**

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EXECUTIVE SUMMARY

The site of 135-149 Shaftesbury Avenue, London WC2, has been reviewed for its below ground archaeological potential.

In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.

In terms of relevant local designations, the site lies within an Archaeological Priority Area as defined by the London Borough of Camden.

The site can be considered likely to have had a potential for the Anglo Saxon and Medieval periods.

Past post depositional impacts are considered likely to have been severe as a result of several phases of redevelopment, primarily the construction of the double basement as part of the existing building.

Proposals comprise the commercial redevelopment of the site.

In view of the available information, no further archaeological mitigation measures are recommended in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by CgMs Consulting on behalf of Capitalstart Limited.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, of 135-149 Shaftesbury Avenue, London WC2 8AH. The site is centred at TQ29982 81144 within the London Borough of Camden (see Figs. 1-2 and 15-18).
- 1.3 Figures 2a and 2b summarise relevant cultural heritage designations and archaeological findspot references relevant to the study site.
- 1.4 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 1.5 In terms of relevant local designations, the study site lies within an Archaeological Priority Area as defined by the London Borough of Camden (see also Section 4 below).
- 1.6 Capitalstart Limited have therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant government policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.8 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Camden Local Studies and Archives Centre and the London & Metropolitan Archives. The report also includes the results of a comprehensive map regression exercise.
- 1.9 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 **DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10 April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined

in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a

proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.13 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP) published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.
- 2.14 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- 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.**

PLANNING DECISIONS

- 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.**

LDF PREPARATION

- F. BOROUGHES 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. BOROUGHES, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

- 2.15 The Camden Local Plan was adopted July 2017, with the following policy relating to archaeology:

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:

- a. the nature of the heritage asset prevents all reasonable uses of the site;**

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

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;**
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;**
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and**
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.**

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;**
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and**
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.**

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 2.16 Figures 2a and 2b summarise relevant cultural heritage designations and archaeological findspot references relevant to the study site.
- 2.17 In terms of relevant designated heritage assets, as defined above no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wrecks lie within the vicinity of the study site.
- 2.18 In terms of relevant local designations, the study site lies within an Archaeological Priority Area as defined by the London Borough of Camden.
- 2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the study site's archaeological potential and to confirm the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows the underlying geology of the study site to comprise Lynch Hill Gravels, defined as 'post-diversionary Thames River Terrace Deposits; gravel, sandy and clayey in part'.
- 3.1.3 A borehole undertaken on New Compton Street immediately adjacent to the study site in 2017 revealed 3.5m of made ground above sand and clay (GEA 2017; see also Appendix 1).

3.2 Topography

- 3.2.1 The ground floor of the study site is level at c.22.5m AOD.
- 3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.2 Introduction

- 4.2.1 What follows comprises a review of archaeological findspots within a 250m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2.2 In terms of designated heritage assets, as defined above in paragraph 2.8 and as shown on Figure 2, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 4.2.3 In terms of relevant local designations, the study site lies within an Archaeological Priority Area (APA) as defined by the London Borough of Camden (GLHER ref DLO35589, TQ3059 8163 – London Suburbs). This APA covers a large extent of central London, and has been designated due to the presence of Roman, Saxon and

Medieval activity and occupation, the seventeenth century Civil War defences, and the suburban growth of Post Medieval London.

- 4.2.4 The bulk of the GLHER findspots within the study area search radius relate to finds associated with Anglo-Saxon Lundenwic, in the area of Covent Garden to the southeast of the study site (see Section 4.6 below). Many of the recorded archaeological interventions within the study area search radius have revealed extensive truncation together with Post Medieval and Modern remains (see Section 4.9 below).
- 4.2.5 The map regression demonstrates that the study site was developed with four storey buildings prior to the construction of the existing building in the early 1930s.
- 4.2.6 Chapter 5 subsequently considers the study site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 Palaeolithic artefacts and faunal remains have been found in the Lynch Hill and Hackney Gravels across the London area from Hyde Park through Bloomsbury, as far east as Hackney. Such finds are very rarely found 'in-situ', having generally been re-deposited within a high energy fluvial environment, and generally are suggestive of general utilisation of the area by nomadic bands of hunter gatherers (Wymer 1999: 63).
- 4.3.2 No finds of Palaeolithic or Mesolithic date have been identified within the 250m study area search radius. In view of this, a generally low archaeological potential can be identified for the early Prehistoric periods at the study site itself.

4.4 **Neolithic, Bronze Age and Iron Age**

- 4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.4.3 An undiagnostic flint scraper was identified at 18 Tower Street to the south, at a site thought to be located over a natural or man-made feature within which archaeological artefacts have accumulated (ELO4729, TQ3004 8099). The sole find of diagnostic prehistoric date identified within a 250m radius of the site comprised a bronze object on a wooden shaft, dated to the Bronze Age and identified at Tower Street to the south of the study site (MLO18040, TQ3000 8105).
- 4.4.4 In view of this general paucity a generally low archaeological potential can be identified for the later Prehistoric periods at the study site itself.
- 4.5 **Roman**
- 4.5.1 The line of Theobalds Road and New Oxford Street to the north of the study site is thought to follow the line of the Roman road from Silchester to Colchester (MLO17773, TQ3069 8154; MLO24965, TQ3062 8172; Margary 1955).
- 4.5.2 Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, ditches and land/agricultural divisions, together with quarry pits and burials, although the study site does lie some way to the south to be directly impacted.
- 4.5.3 A piece of residual ceramic building material was identified in evaluation at 107-9 Charing Cross Road to the northwest of the study site (ELO14749, TQ2985 8113). Residual, abraded pottery was identified at 18 Tower Street to the south, at a site thought to be located over a natural or man-made feature within which archaeological artefacts have accumulated (ELO4729, TQ3004 8099).
- 4.5.4 In view of the above, a generally low archaeological potential can be identified for the Roman period at the study site itself, save perhaps for agricultural activity and land division, prior to later post depositional impacts.

4.6 **Anglo Saxon**

- 4.6.1 The course of Charing Cross Road, running north-south to the west of the study site, is considered likely to have Anglo Saxon antecedents (MLO8691, TQ2985 8121).
- 4.6.2 Substantial quantities of Anglo-Saxon material have been derived from the nationally important Middle Saxon mercantile settlement of Lundenwic, which is known to have lain in the area of Aldwych, the Strand and Covent Garden, to the southeast of the study site. It is thought that Lundenwic was established by c.600 AD as a discrete settlement from the Roman City, and during the 7th and 8th centuries developed into a major trading port ('wic').
- 4.6.3 To the southeast, excavations at 10-14 St Martins Lane revealed a ditch and artefacts of Saxon date (ELO11111, TQ3008 8094). On Longacre, excavations at 132-139 revealed quarry pits, timber buildings, refuse pits, pottery, external gravel surfaces and cask-lined wells, overlain by dark earth (ELO11112, TQ3011 8094). Similar finds were made at Shelton Street, including disarticulated human remains and glass (ELO11113, TQ3010 8099), and at 127-131 Longacre (ELO11114, TQ3013 8096). Saxon settlement and activity remains were also identified at 10 Upper Saint Martin's Lane (ELP17043, TQ3011 8095), at Shorts Gardens and Earlham Street where metalworking evidence was found (ELO2573, TQ3012 8112; MLO222, TQ3013 8112), and also at 10 Great Newport Street (MLO869, TQ3001 8091). To the east, Saxon pottery was identified during monitoring at Neal Street (ELO226, TQ3018 8116).
- 4.6.4 It is important to note that the bulk of the Saxon findspots within the study area are concentrated to the southeast, almost wholly within the Covent Garden area. It therefore appears probable, upon the strength of the evidence set out above, that the study site lay outside the core of Lundenwic, beyond the western/northern boundary. The potential of the study site for the Saxon period can therefore be categorised as having been moderate, and is most likely to be represented by finds of quarrying and refuse deposition, together with evidence of agricultural activity and land division.

4.7 **Medieval**

- 4.7.1 Medieval remains associated with the Convent of St Marys, Covent Garden (from which the name derives) have been identified to the south of the study site (MLO11180, TQ3010 8060). Remains of St Giles Leper Hospital and later associated

structures have been identified at St Giles Street, to the north (MLO18049, TQ2993 8124). The course of the hospital wall is shown on Ordnance Surveys of 1877 and 1953-4, running along the southeastern frontage of the study site (Figs 8 and 14). Medieval occupation is recorded at St Giles Court immediately north of the study site (MLO98203, TQ30014 81343).

4.7.2 Masonry remains dated to the thirteenth and fourteenth centuries were identified during archaeological work at Denmark Place to the north of the study site, possible related to the hospital (ELO4509, TQ2987 8129).

4.7.3 Residual pottery, interpreted as the remains of a backfilled quarry, was identified at Phoenix Street immediately west of the study site (ELO338, MLO75820, TQ2995 8115). Residual, abraded pottery was identified at 18 Tower Street to the south, at a site thought to be located over a natural or man-made feature within which archaeological artefacts have accumulated (ELO4729, MLO74, TQ3004 8099).

4.7.4 In view of the available information, the potential of the study site for the Medieval period can be identified as having been moderate.

4.8 **Post Medieval and Modern (including map regression exercise)**

4.8.1 Ralph Agas map of c.1570 (Fig 3) shows the study site lying within woodland to the south of St Giles in the Fields.

4.8.2 The Morgan map of 1681 (Fig 4) shows the development of the area, the layout of the streets around the study site, and the development of the study site with buildings fronting the boundaries.

4.8.3 No change is shown within the study site on the 1720 plan of St Giles in the Fields (Fig 5). John Rocque's Survey of London (Fig 6: 1745) shows the study site developed, and the 1813 Richard Horwood survey (Fig 7) shows the individual units fronting Monmouth Street to the southeast and New Compton Street to the northwest.

4.8.4 The First Edition Ordnance Survey (Fig 8: 1877) shows the study site occupied by fourteen building units in two terraces. The 1888 GOAD Insurance plan (Fig 9) shows that the buildings occupying the study site to be of four storeys and to comprise shops and houses (Hayes 2006).

- 4.8.5 Shaftesbury Avenue opened in 1886 as a new route linking Piccadilly, Charing Cross Road and Bloomsbury, following the line of existing streets, including Dudley Street along the southeastern study site boundary (Weinreb, Hibbert & Keay 2008).
- 4.8.6 The study site was formerly occupied by 135-149 Shaftesbury Avenue, and 13-18 New Compton Street, comprising four storey terraced buildings including shops and houses (Hayes 2006).
- 4.8.7 The Third Edition Ordnance Survey (Fig 10: 1914) shows minor alterations within the centre of the study site.
- 4.8.8 The Saville Theatre opened at the site 8 October 1931, to designs of TP Bennett & Son, with Bertie Crewe as a consulting architect. The frieze around the building above ground floor level comprises '*Drama Through the Ages*' by Gilbert Bayes. It is noted that for the construction of the theatre, 'to accommodate the stalls floor and the two "huge rooms" beneath, the site's London blue clay had to be excavated to 29 feet [8.8m] below pavement level' (Hayes 2006; Cherry & Pevsner 1999; Weinreb, Hibbert & Keay 2008).
- 4.8.9 Figures 11-12 reproduce the TP Bennett section drawing and street level plan of the theatre, dated 1929-1930.
- 4.8.10 The 1938 GOAD Insurance Plan (Fig 13) shows the presence of the Saville Theatre within the study site.
- 4.8.11 Damage sustained by bomb damage in October 1940 required the theatre to close and repairs to the roof canopy (Hayes 2006).
- 4.8.12 The 1953-4 Ordnance Survey (Fig 14) shows no change within the study site.
- 4.8.13 The Saville remained as a theatre until 1966, when the Beatles manager Brian Epstein turned it into a pop music and musical venue, following which it was converted into a cinema which opened in December 1970 (Hayes 2006).
- 4.8.14 Plans of the existing basements and ground floor, together with a section, are reproduced at Figures 15-18.

- 4.8.15 The potential of the study site for the Post Medieval and Modern periods can be identified as generally low.

4.9 **Negative/Neutral Evidence**

- 4.9.1 To the east of the study site, monitoring at 20-22 Shelton Street revealed Post Medieval and Modern remains (ELO10298, TQ3014 8105).
- 4.9.2 To the northeast, evaluation at 61 Endell Street revealed Post Medieval and Modern remains (ELO3243, TQ3015 8123), as did evaluation at New Compton Street (ELO4119, TQ2998 8120). Evaluations along Shaftesbury Avenue at Nos 151-165 (ELO4519, TQ3001 8118) and at Nos 172-6 (ELO9099, TQ30039 81170), northeast of the study site, revealed Post Medieval and Modern remains. Evaluations at St Giles High Street revealed remains of Post Medieval (possibly the seventeenth century onwards) and Modern date (ELO6988, TQ30014 81343; ELO7987, TQ30013 81335).
- 4.9.3 To the northwest, evaluation at St Patrick's Church in Soho Square revealed Post Medieval and Modern remains (ELO10327, TQ2977 8127). Monitoring at 7 Denmark Street revealed Post Medieval and Modern remains (ELO14484, TQ2989 8124), as did evaluation to the rear of 1-6 Denmark Place (ELO14567, TQ2986 8130). Post Medieval human remains were found during works in the churchyard of St Giles in the Fields (ELO14569, TQ2996 8123). Post Medieval (pre-seventeenth century) to Modern remains were identified at 12 Goslett Yard (ELO15798, TQ2981 8125); Evaluation at Centre Point revealed Modern truncation (ELO15250, T Q2994 8130).
- 4.9.4 To the southeast, evaluation at Long Acre/Langley Street and Neal Street revealed Post Medieval and Modern remains, including modern truncation (ELO10422, TQ3022 8104). Monitoring at 7A Langley Street revealed Post Medieval and Modern remains (ELO11676, TQ30175 81059), while evaluation at the Texaco garage in Seven Dials revealed truncation (ELO4699, TQ3005 8107).
- 4.9.5 To the southwest, evaluation at Old Compton Street/Moor Street and Charing Cross Road revealed Post Medieval and Modern remains (ELO6124, TQ2988 8106).

4.10 **Assessment of Significance**

- 4.10.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.10.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.
- 4.10.3 Overall it would appear that while it is possible that while archaeological remains may be present within the study site boundary, the balance of probability is that these will be of local importance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

- 5.1.1 The study site is currently occupied by the Odeon Cinema, constructed in the early 1930s with later additions and alterations (Figs 15-18).
- 5.1.2 The construction of the existing building can be considered likely to have a significant negative archaeological impact, primarily through the creation of the double basement, together with the cutting of foundations and services.
- 5.1.3 The construction and subsequent demolition of the buildings previously occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.
- 5.1.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

- 5.2.1 Proposals currently comprise the commercial redevelopment of the study site including an additional level of basement together with additional upper storey levels (Figs 19-23).

5.3 Review of potential development impacts upon Heritage Assets

- 5.3.1 In view of the study site's archaeological potential, combined with the significant past post-depositional impacts, the redevelopment proposals are considered unlikely to have a widespread, negative archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of 135-149 Shaftesbury Avenue, London WC2, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 6.4 In terms of relevant local designations, the study site lies within an Area of Special Archaeological Priority as defined by the London Borough of Camden.
- 6.5 The study site can be considered likely to have had an archaeological potential for the Anglo-Saxon and Medieval periods.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact, particularly the construction of the existing building with its double basement.
- 6.7 Proposals include the commercial redevelopment of the study site.
- 6.8 On the basis of the available information we do not recommend any further archaeological mitigation measures in this particular instance.

SOURCES CONSULTED

1. **General**

British Library
Camden Local Studies & Archives Centre
Greater London Historic Environment Record
London & Metropolitan Archives
Westminster City Archives

2. **Internet**

<http://archaeologydataservice.ac.uk>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
<https://opendomesday.org.uk>
<http://www.pastscape.org.uk>
<http://planningguidance.planningportal.gov.uk>

3. **Bibliographic**

Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) *The English Palaeolithic Reviewed* 1996

British Geological Survey British Regional Geology *London and the Thames Valley* Fourth Edition 1996

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

Cherry & Pevsner *The Buildings of England London 4: North* 1999

Department of Communities and Local Government *National Planning Policy Framework* 2012

Geotechnical and Environmental Associates Ltd *Desk Study and Ground Investigation Report 135 Shaftesbury Avenue London WC2* December 2017 unpublished document

Hayes The Saville Theatre, Shaftesbury Avenue in *Camden History Review* 30 2006, pp30-36

Historic England *Greater London Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

Greater London Archaeological Advisory Service *Guidelines for Archaeological Projects in Greater London* April 2015 unpublished document

London County Council *Names and Streets and Places in the Administrative County of London* 1955

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005

Museum of London *A research framework for London archaeology* 2002

MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Westminster City Council *Code of Construction Practise* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

4. **Cartographic**

1570 Ralph Agas map of London

1681 Morgan map of London

1720 map of St Giles in the Fields

1745 John Rocque's Map of London

1787 Cary map of London

1794-9 Horwood map of London

1797 Stockdale map of London

1800 Thomas Milne Land Use Survey

1813 Richard Horwood map of London

1819 Richard Horwood map of London

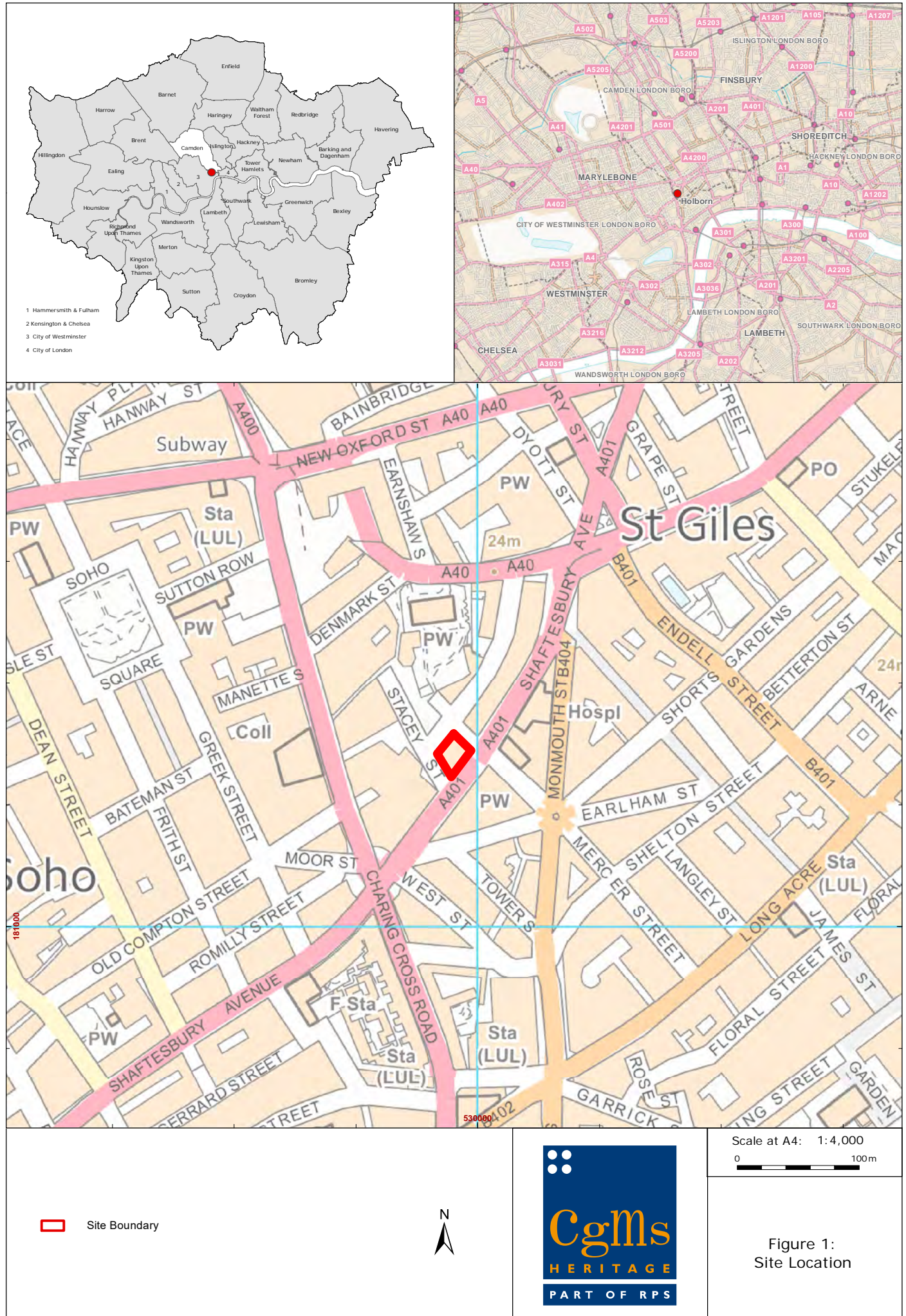
1827 Greenwood map of London

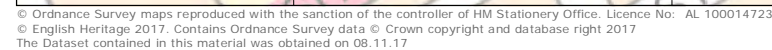
1829 Cruchley map of London

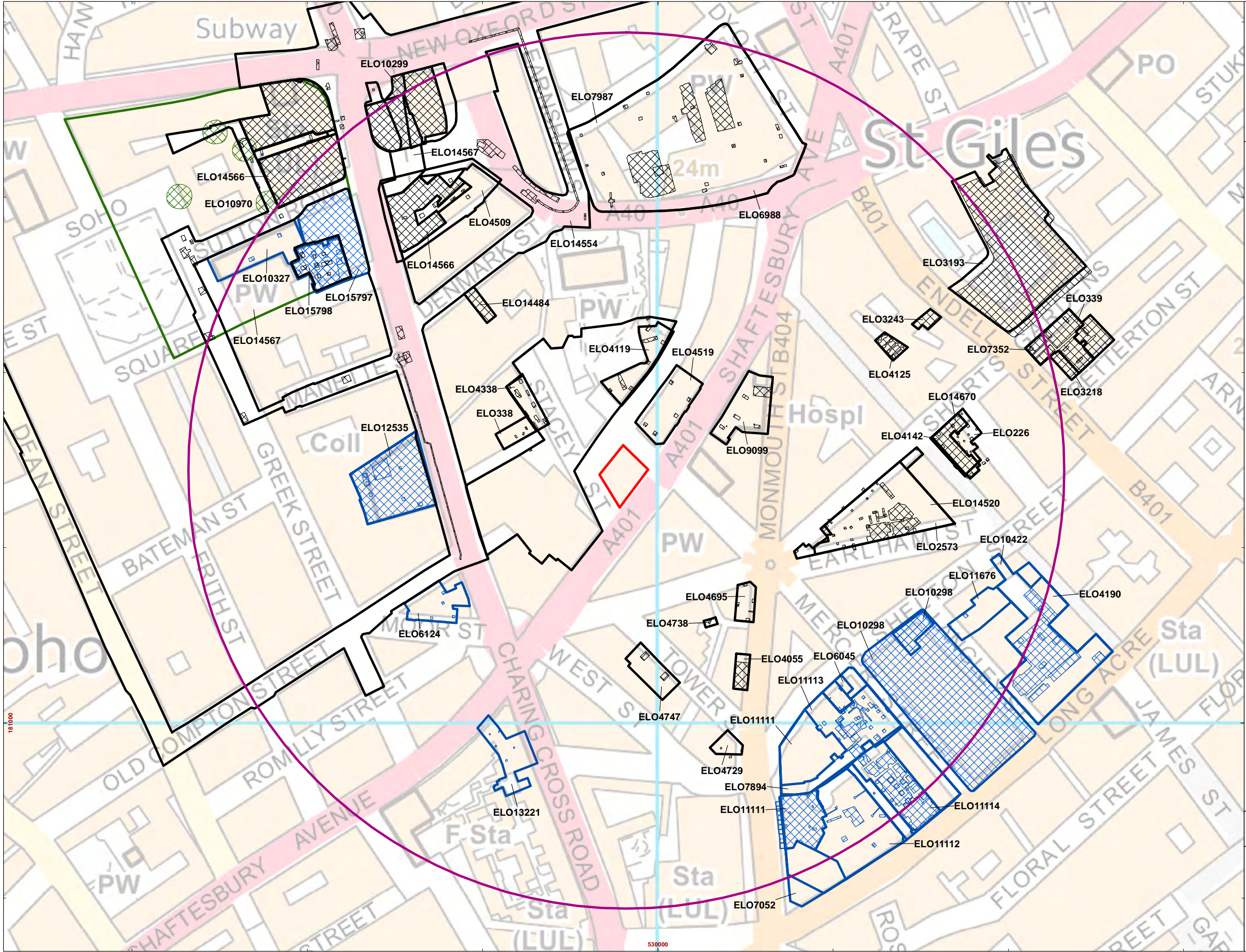
1877 Ordnance Survey

1888 GOAD Insurance Plan

1894-6 Ordnance Survey
1914 Ordnance Survey
1937 Ordnance Survey
1938 GOAD Insurance Plan
1953 Ordnance Survey
1954 Ordnance Survey
1972-4 Ordnance Survey
British Geological Survey Sheet (London)







- Site Boundary
- Search Radius 250m

Previous Archaeological Work:

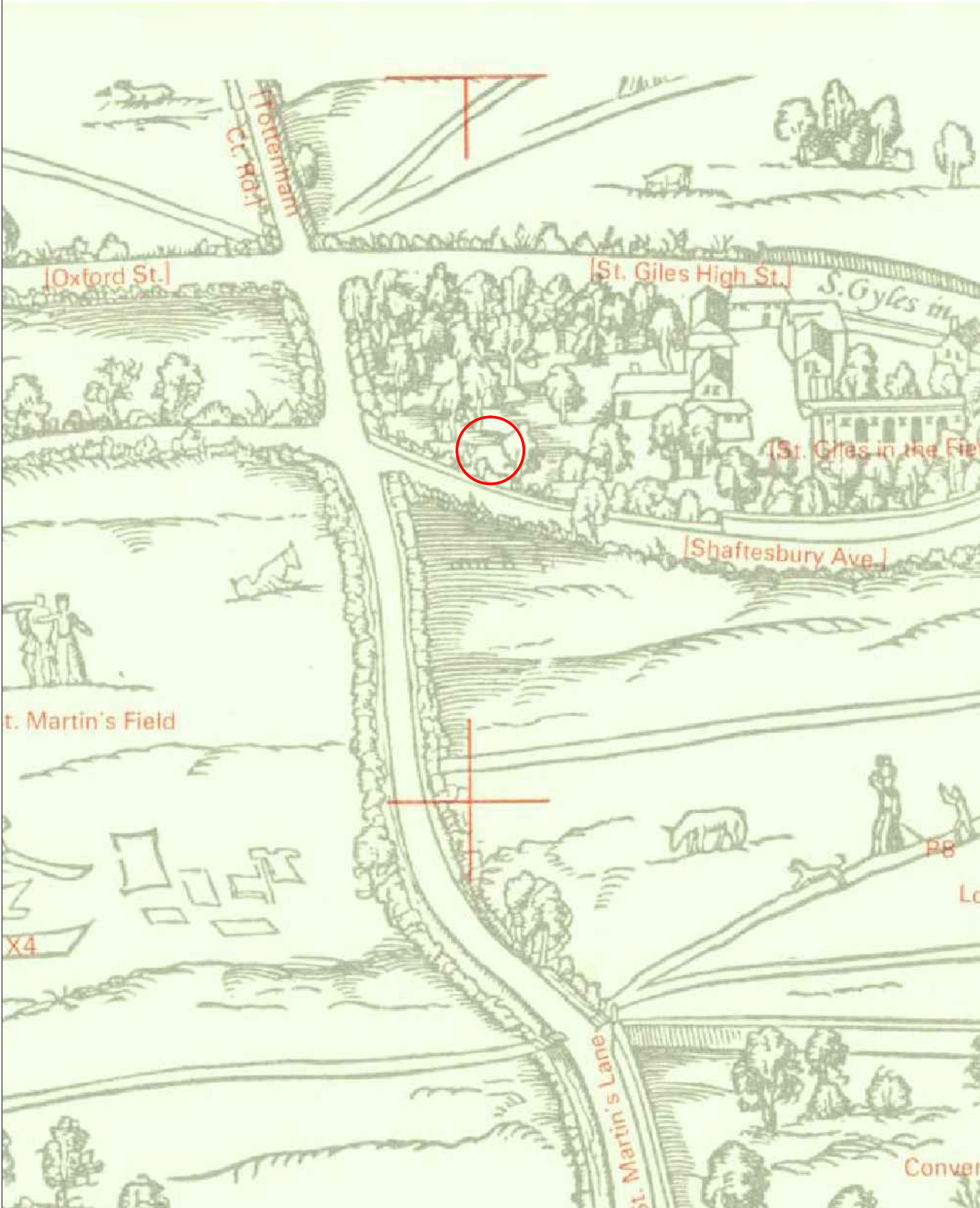
London Urban Archaeological Database Project




- Camden Trenches
- Camden Site Boundaries
- Westminster Trenches
- Westminster Site Boundaries
- Soho Square Trenches
- Soho Square Boundaries



Scale at A3: 1:2,000
0 50m

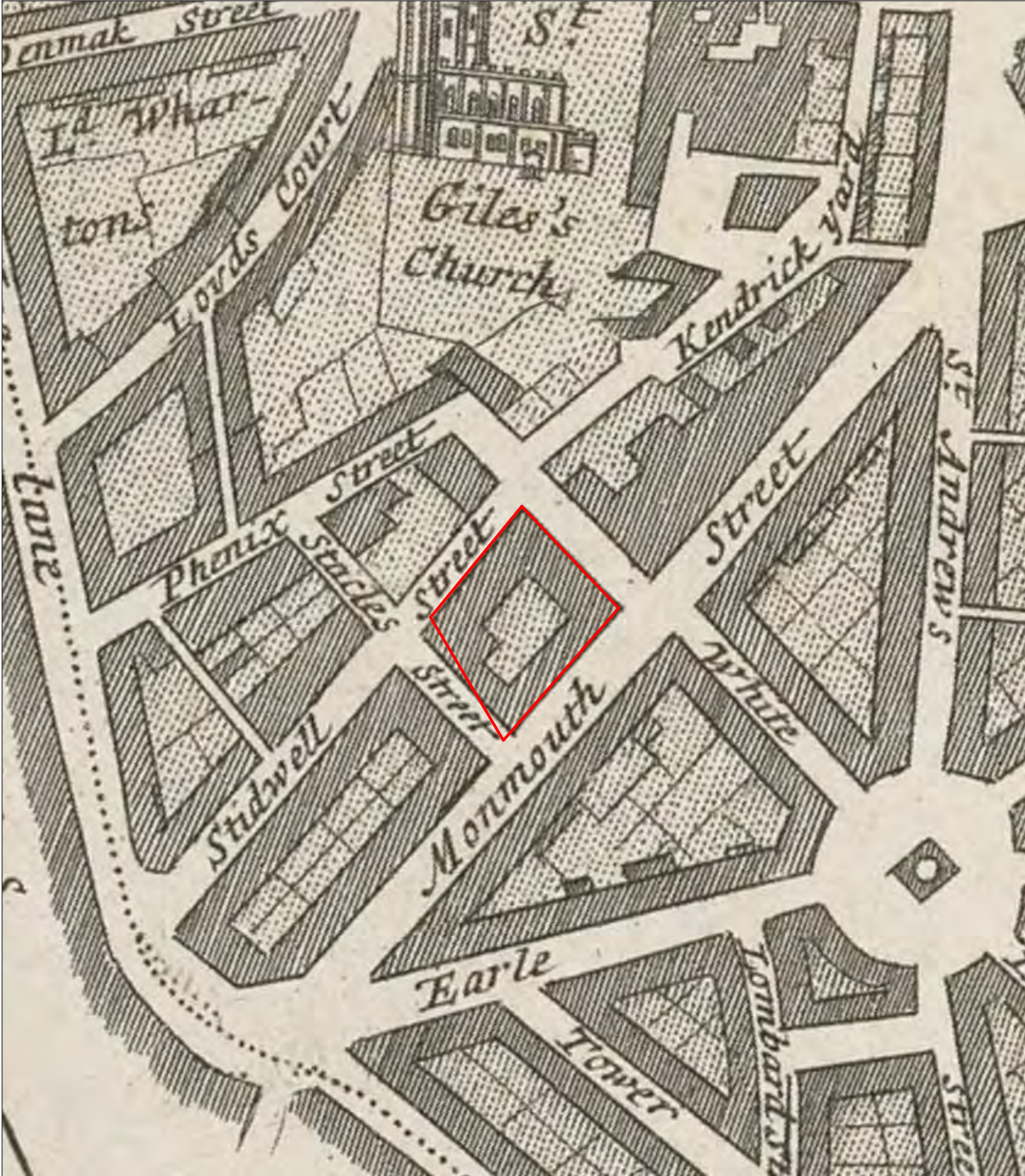
Figure 2b:
Results from the London
Urban Archaeological
Database (data from
GLHER)



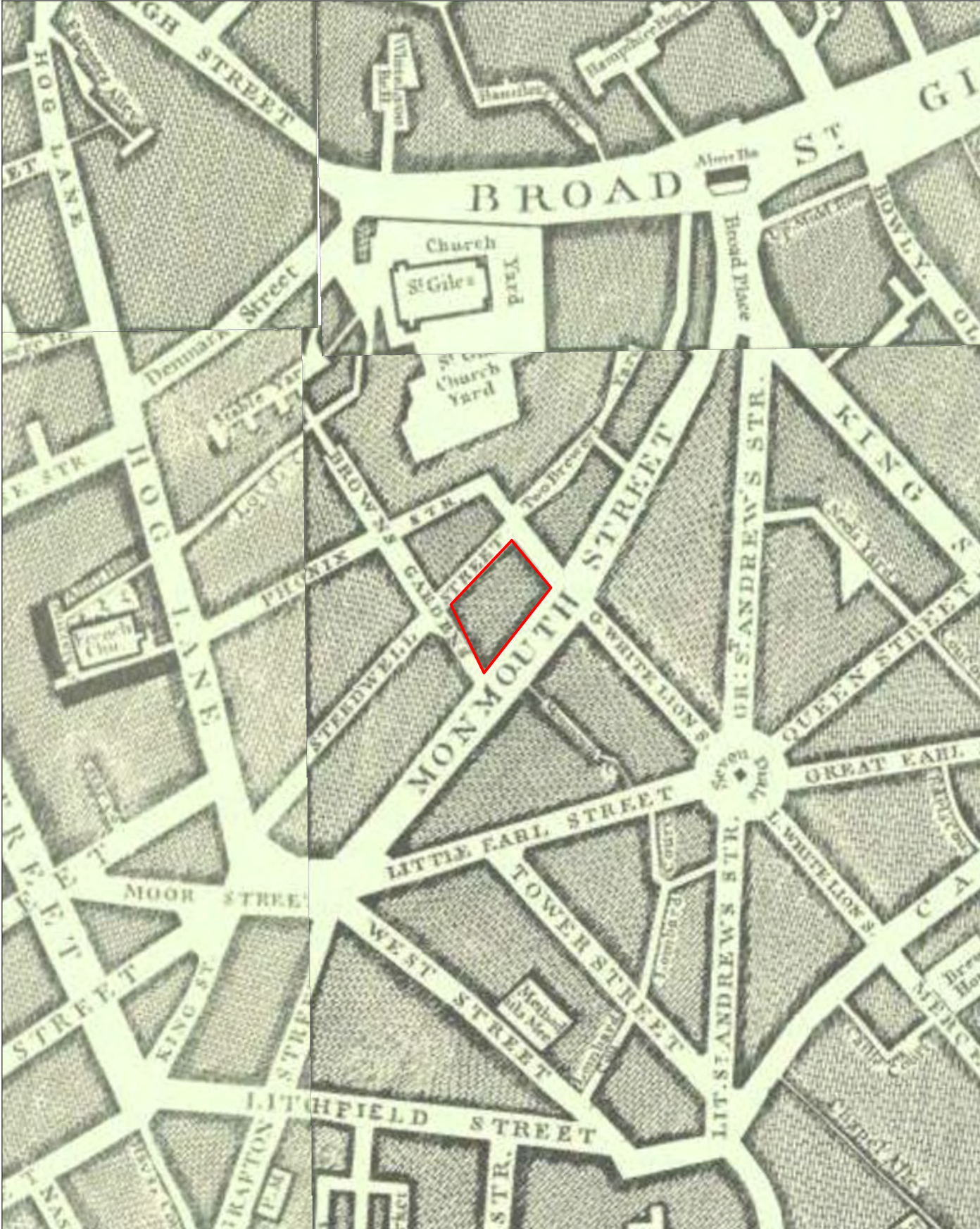
<div data-bbox="159 1971 328 2000"> Site Location</div> <div data-bbox="756 1948 802 2024"></div>	<div data-bbox="936 1861 1147 2110"></div>	<div data-bbox="1283 1850 1404 1895">Not to Scale: Illustrative Only</div> <div data-bbox="1220 1982 1469 2065">Figure 3: c.1570 Ralph Agas map of London</div>
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<div><div><div></div></div><div>Site Boundary</div></div> <div><div>N</div><div></div></div>	<div><div><div><div></div><div></div><div></div><div></div></div><div>Cgms</div><div>HERITAGE</div><div>PART OF RPS</div></div></div>	Not to Scale: Illustrative Only
		Figure 4: 1681 Morgan map of London



<div><div><div></div></div><div>Site Boundary</div></div> <div><div>N</div><div></div></div>	<div><div><div></div><div></div><div></div><div></div></div><div><div>Cgms</div><div>HERITAGE</div><div>PART OF RPS</div></div></div>	<div>Not to Scale: Illustrative Only</div> <div>Figure 5: 1720 St Giles in the Fields parish map</div>
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<div><div></div><div>Site Boundary</div></div> <div><div>N</div><div></div></div>	<div><div><div></div><div></div><div></div><div></div></div><div><div>Cgms</div><div>HERITAGE</div><div>PART OF RPS</div></div></div>	<div>Not to Scale: Illustrative Only</div> <div>Figure 6: 1745 John Rocque's Map of London</div>
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 Site Boundary

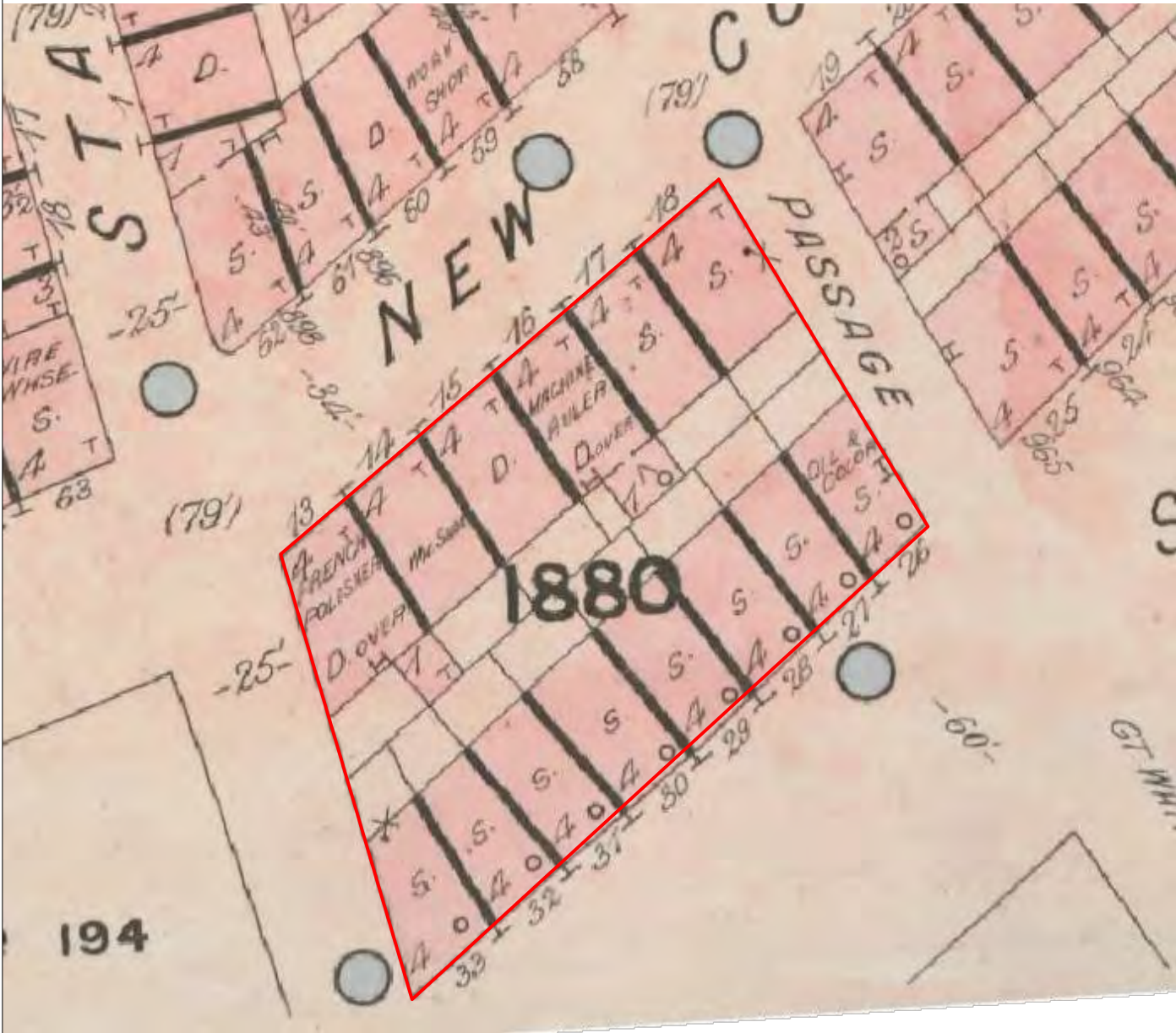


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Illustrative Only

Figure 7:
1813 Richard Horwood
map of London



<div><div></div>Site Boundary</div> <div></div>		Not to Scale: Illustrative Only
		Figure 8: 1877 Ordnance Survey



<div><div></div>Site Boundary</div> <div></div>		Not to Scale: Illustrative Only
		Figure 9: 1888 GOAD Insurance Plan

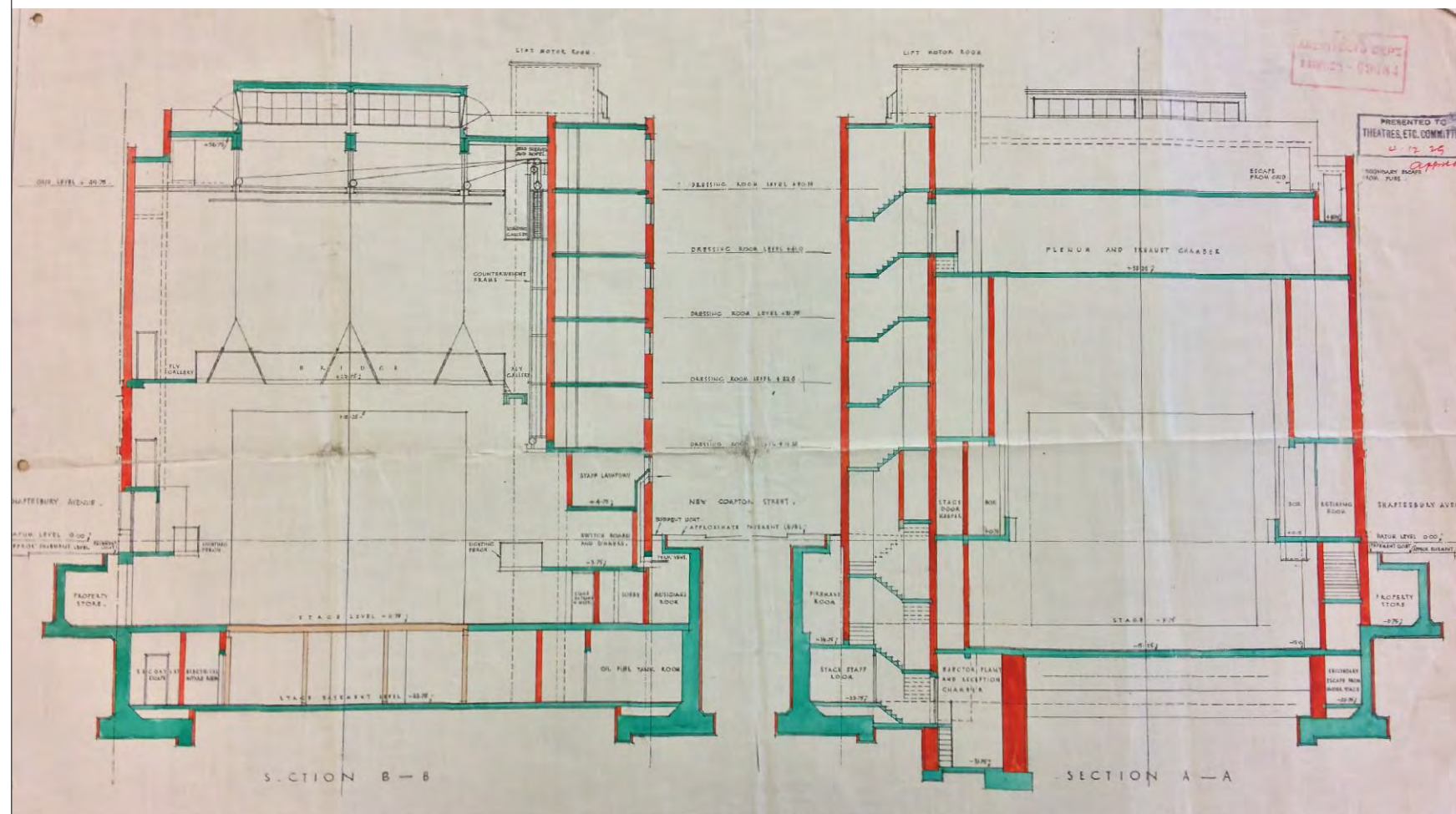


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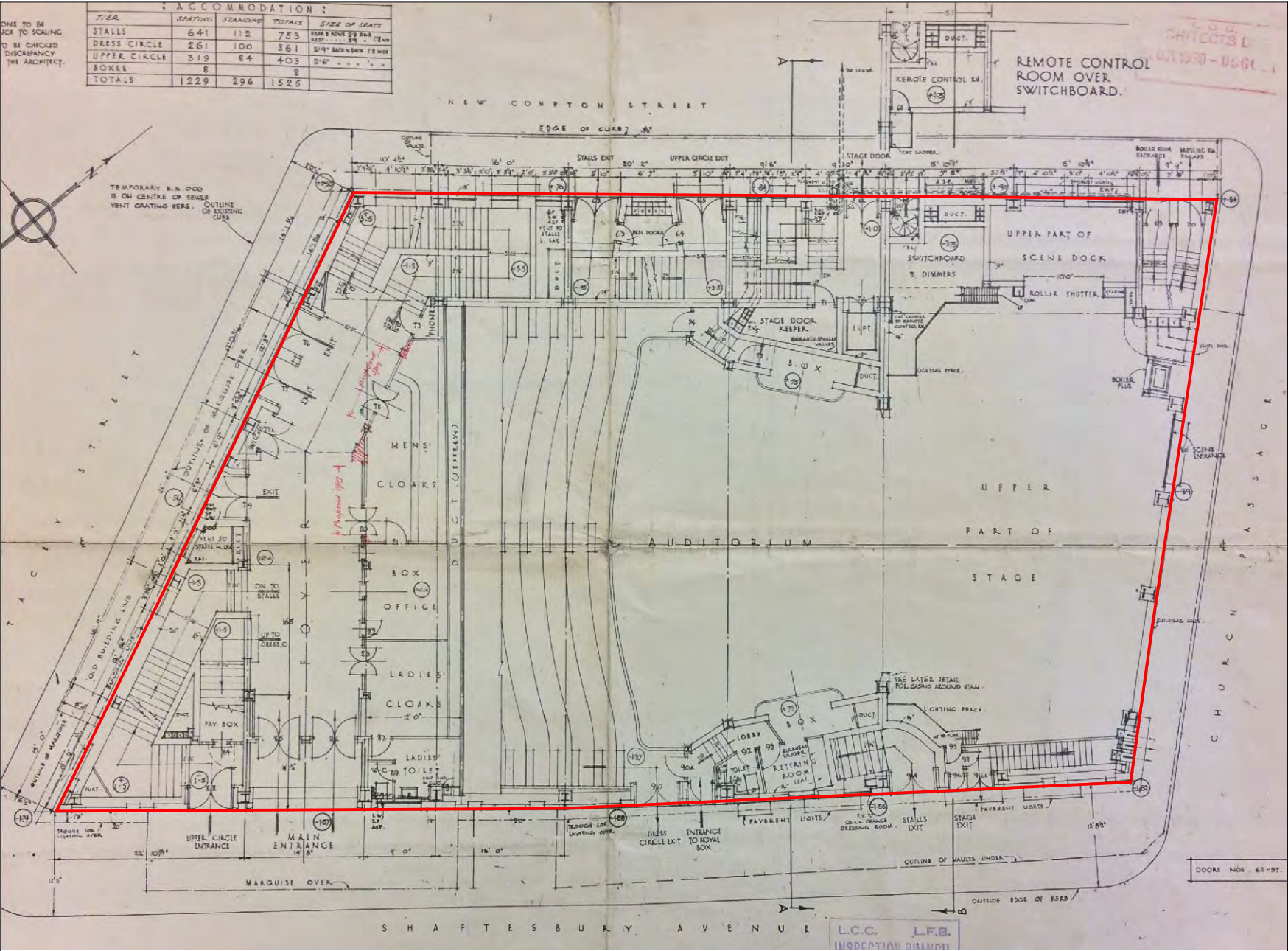
Not to Scale:
Illustrative Only

Figure 10:
1914 Ordnance Survey



Not to Scale:
Illustrative Only

Figure 11:
1929 building cross
section drawing



Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1930 street level plan



 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
1953-4 Ordnance
Survey

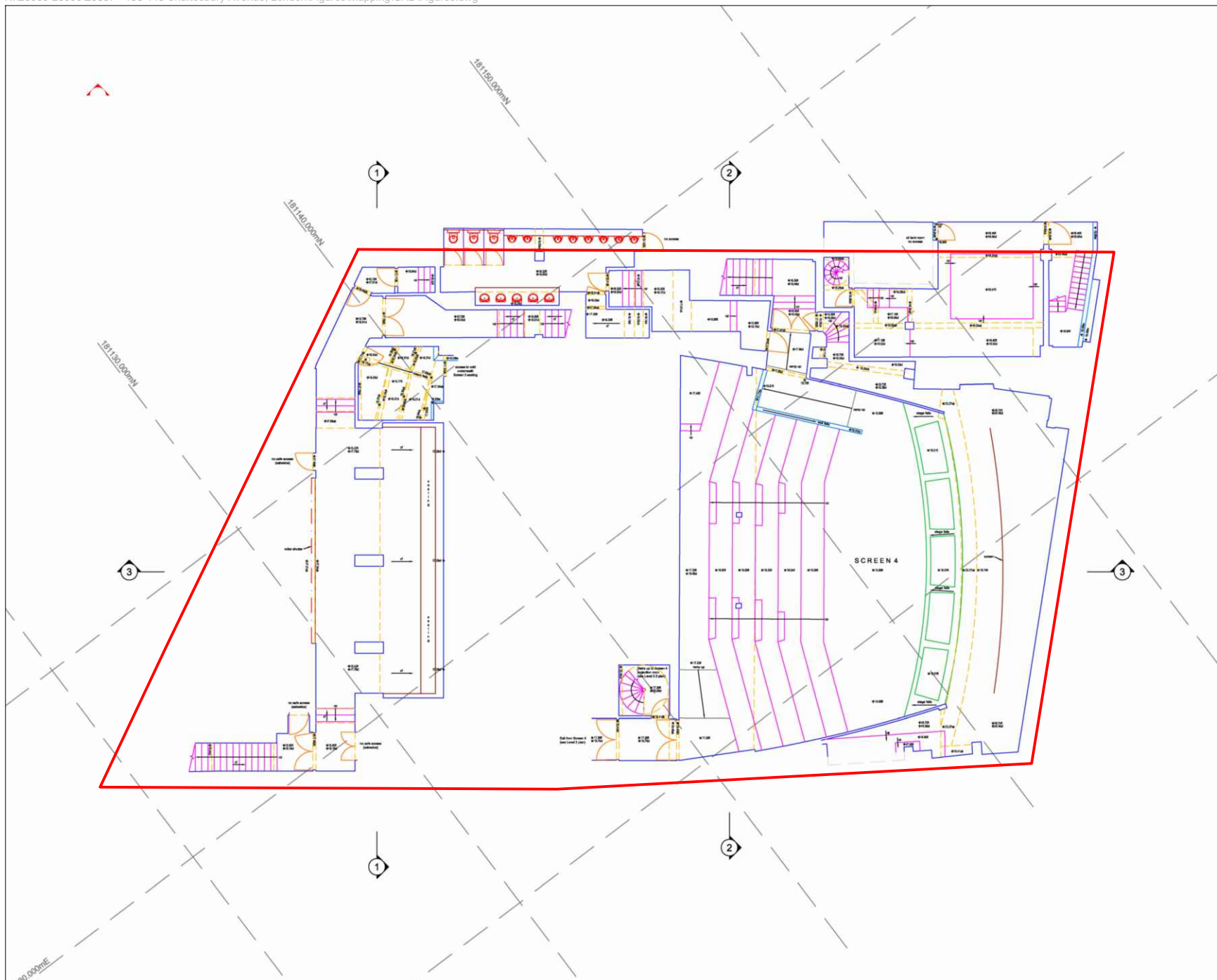


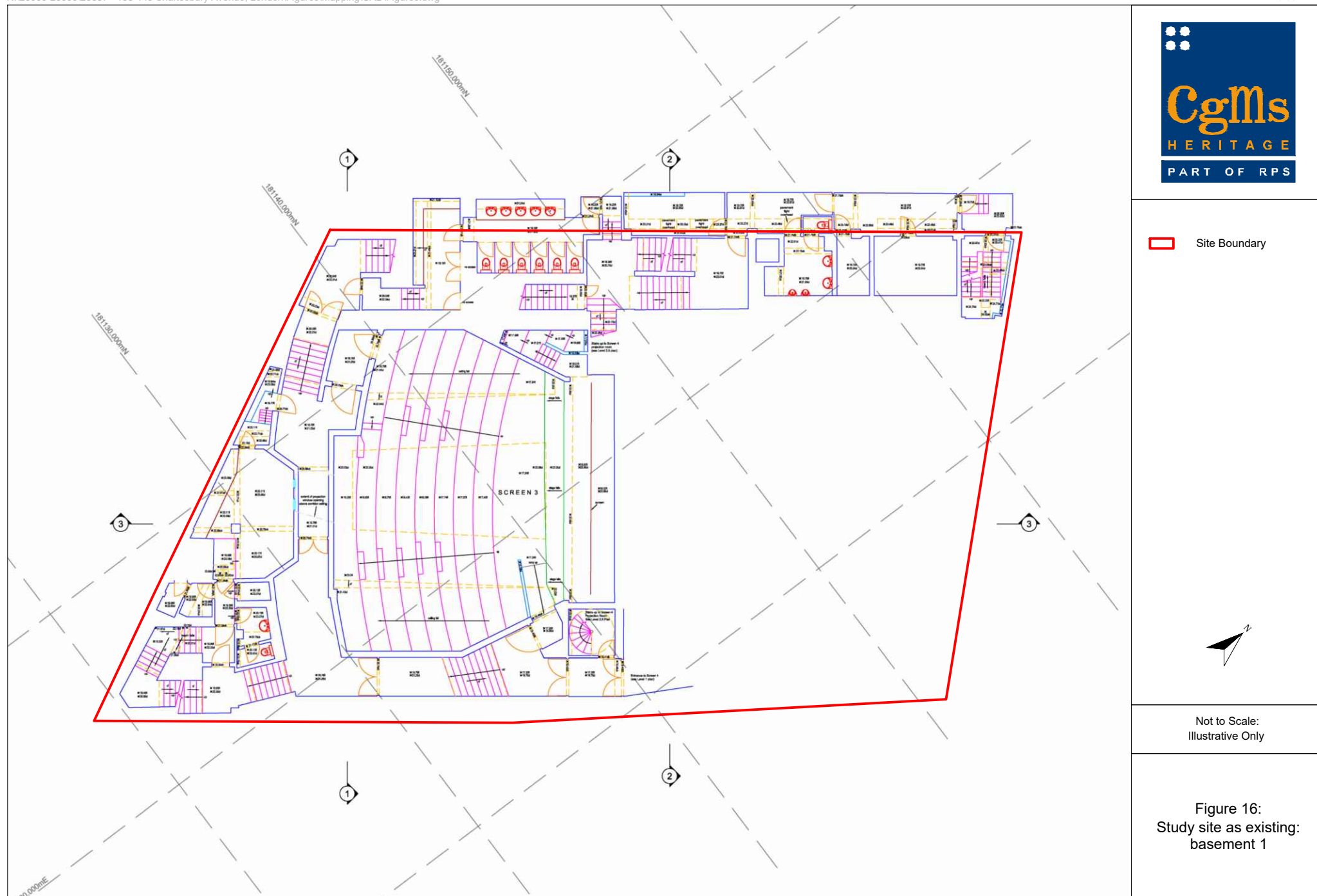
 Site Boundary



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Illustrative Only

Figure 15:
Study site as existing:
basement 2





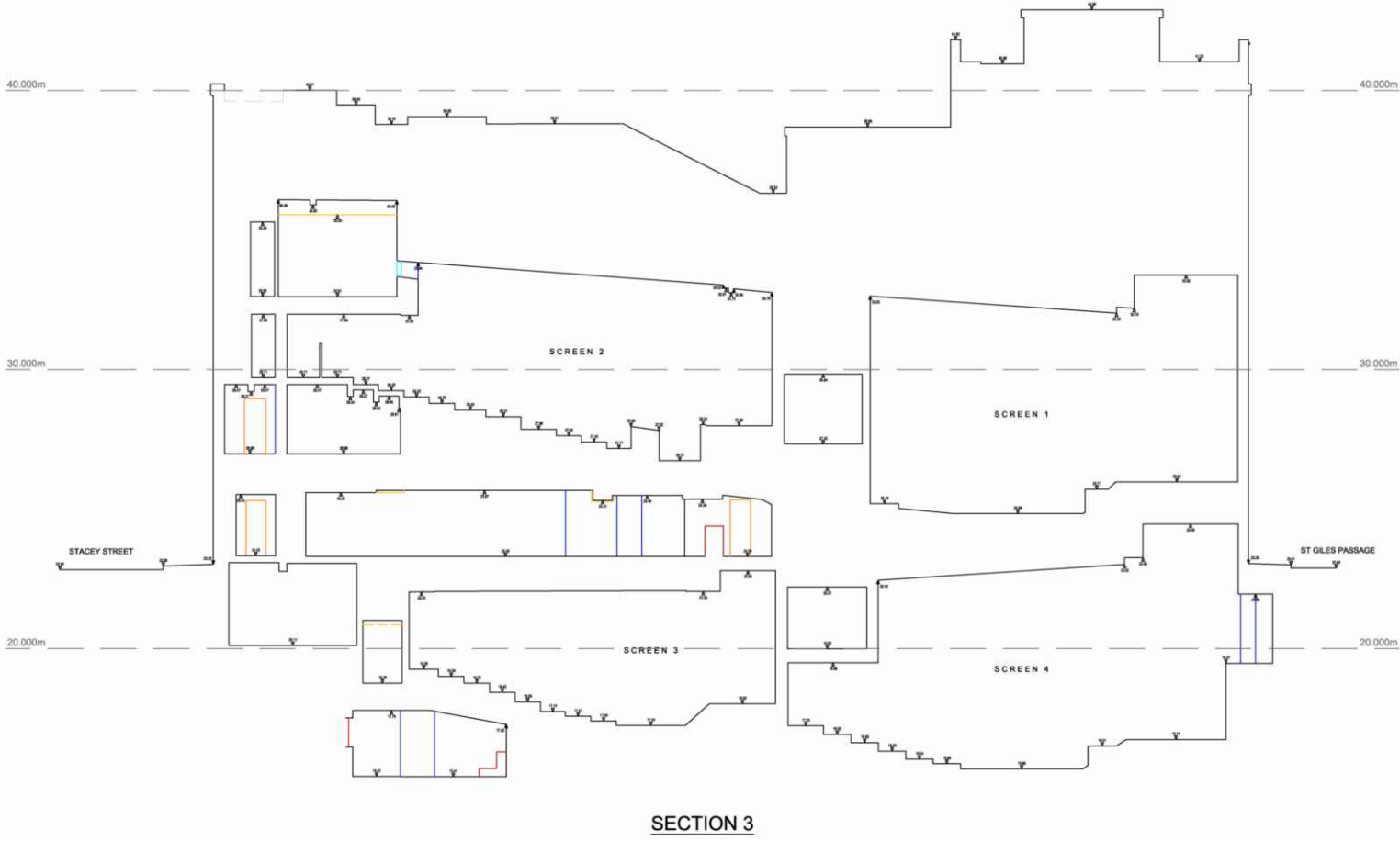
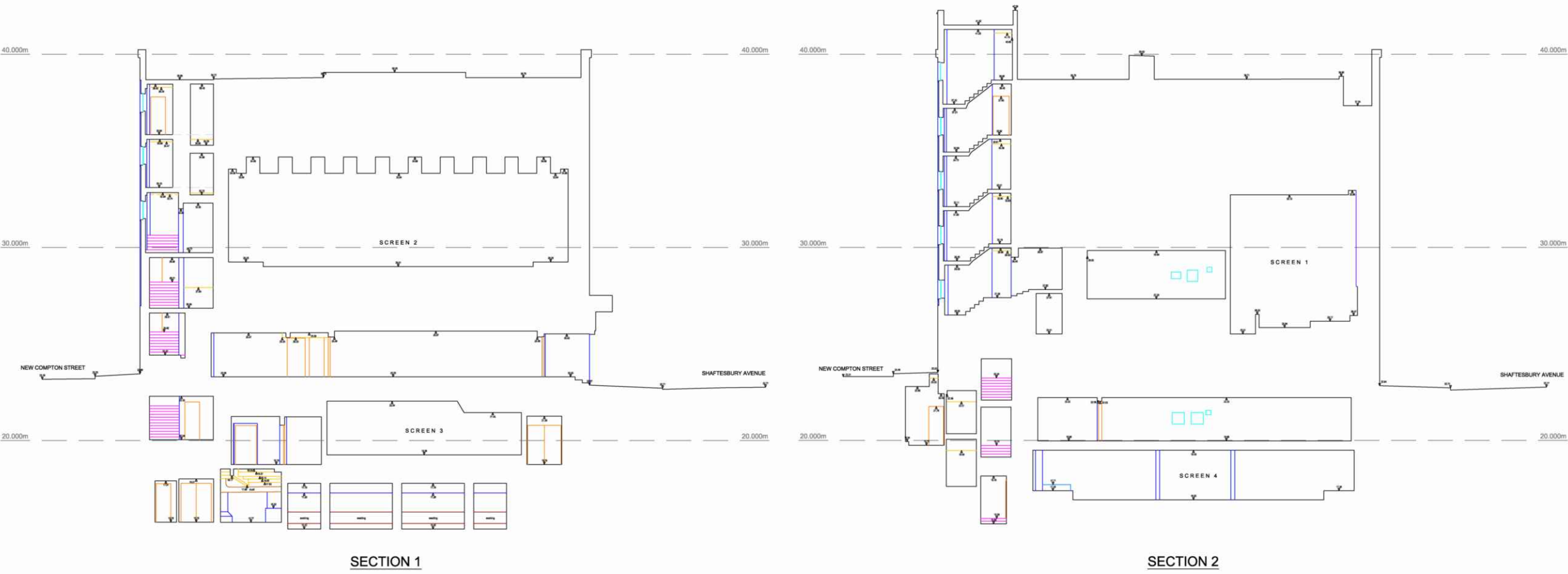
Site Boundary



Not to Scale:
Illustrative Only

Figure 16:
Study site as existing:
basement 1





Not to Scale:
Illustrative Only

Figure 18:
Study site as existing:
section

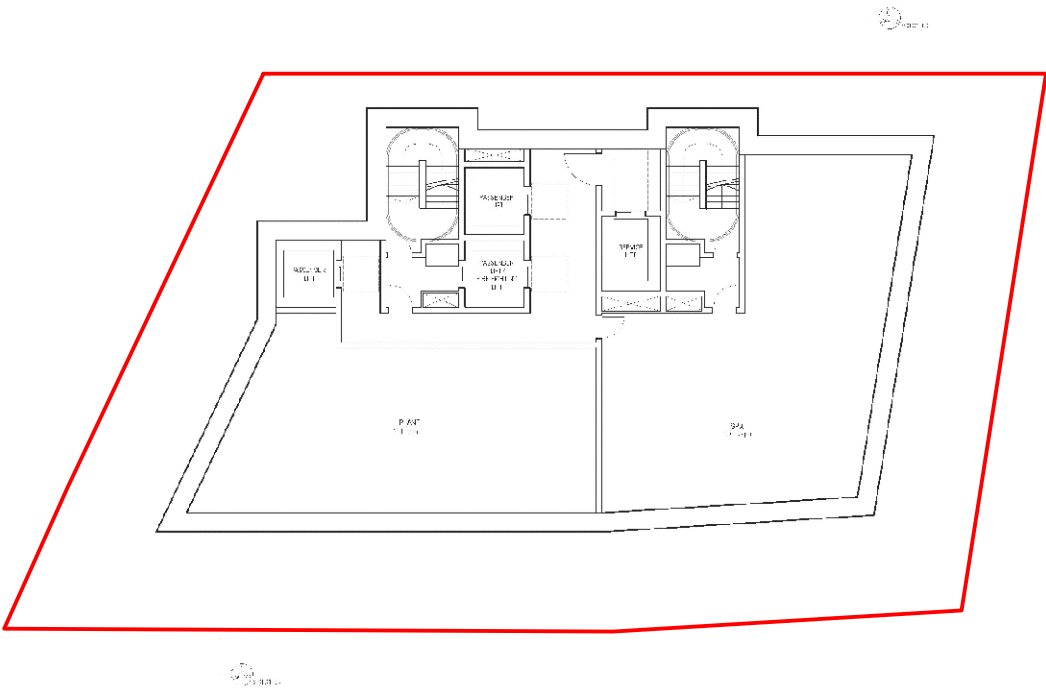


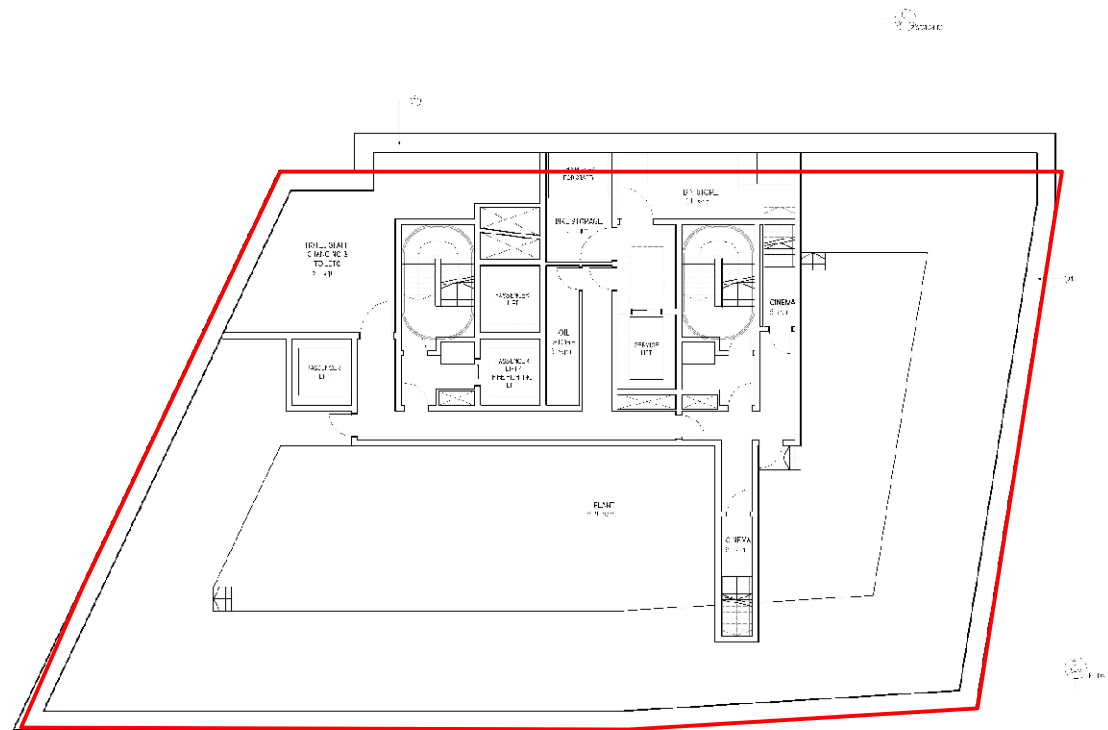
 Site Boundary



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Illustrative Only

Figure 19:
Redevelopment proposals:
basement 3



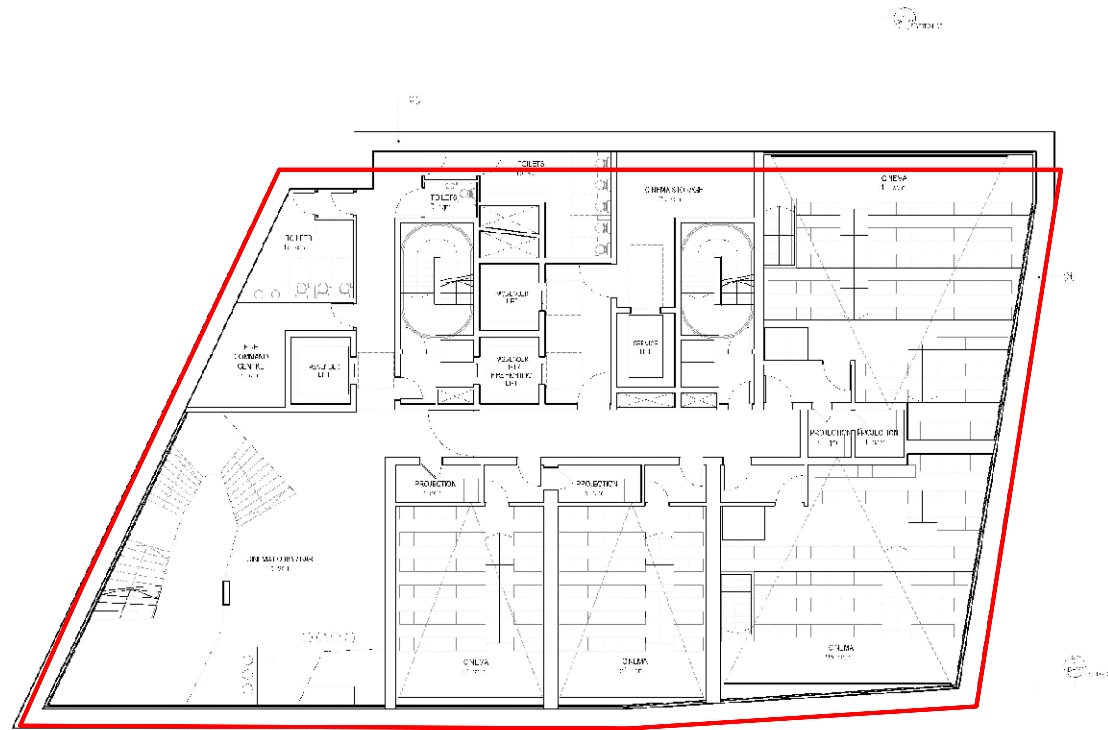


 Site Boundary



Not to Scale:
Illustrative Only

Figure 20:
Redevelopment proposals:
basement 2



Site Boundary



Not to Scale:
Illustrative Only

Figure 21:
Redevelopment proposals:
basement 1

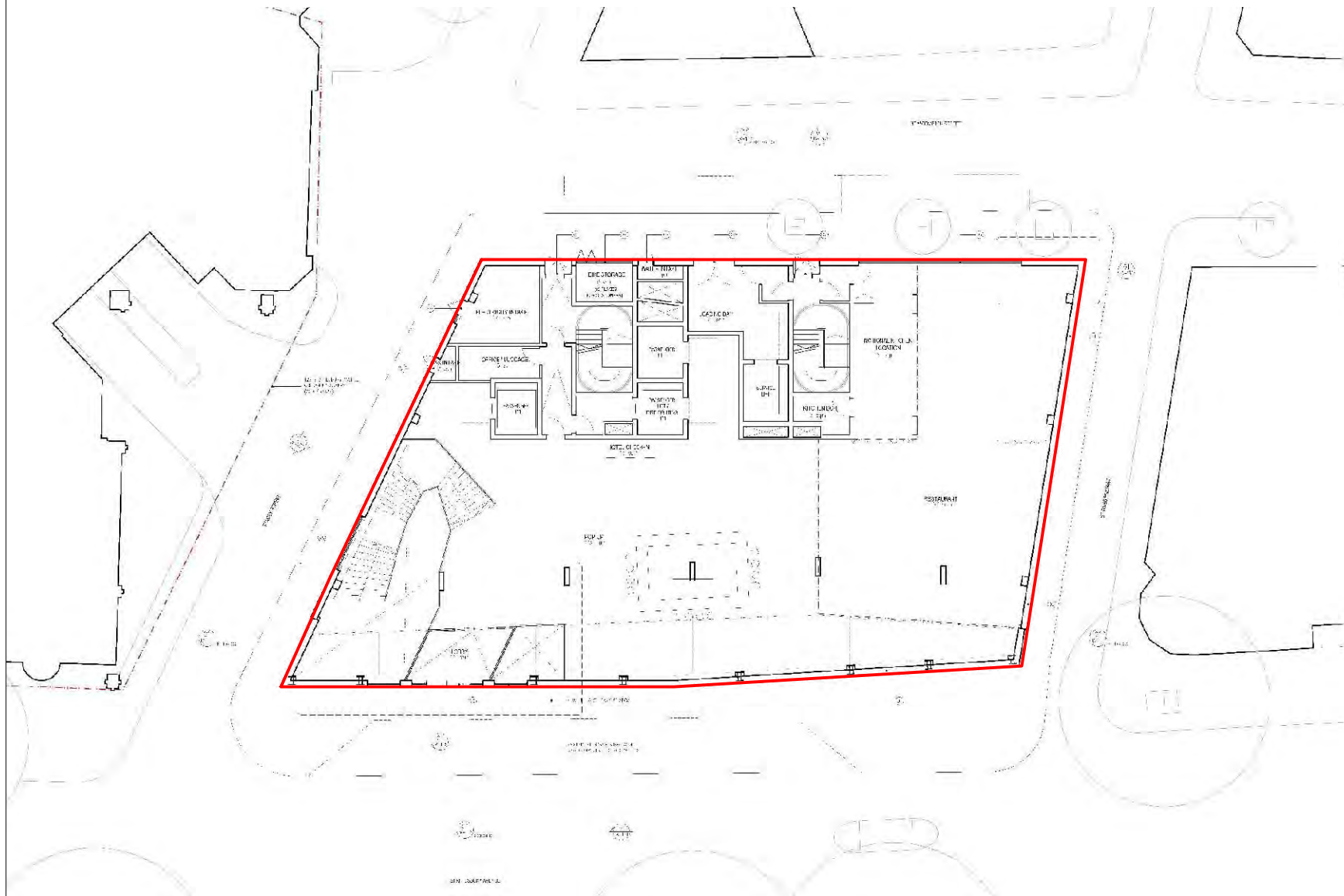


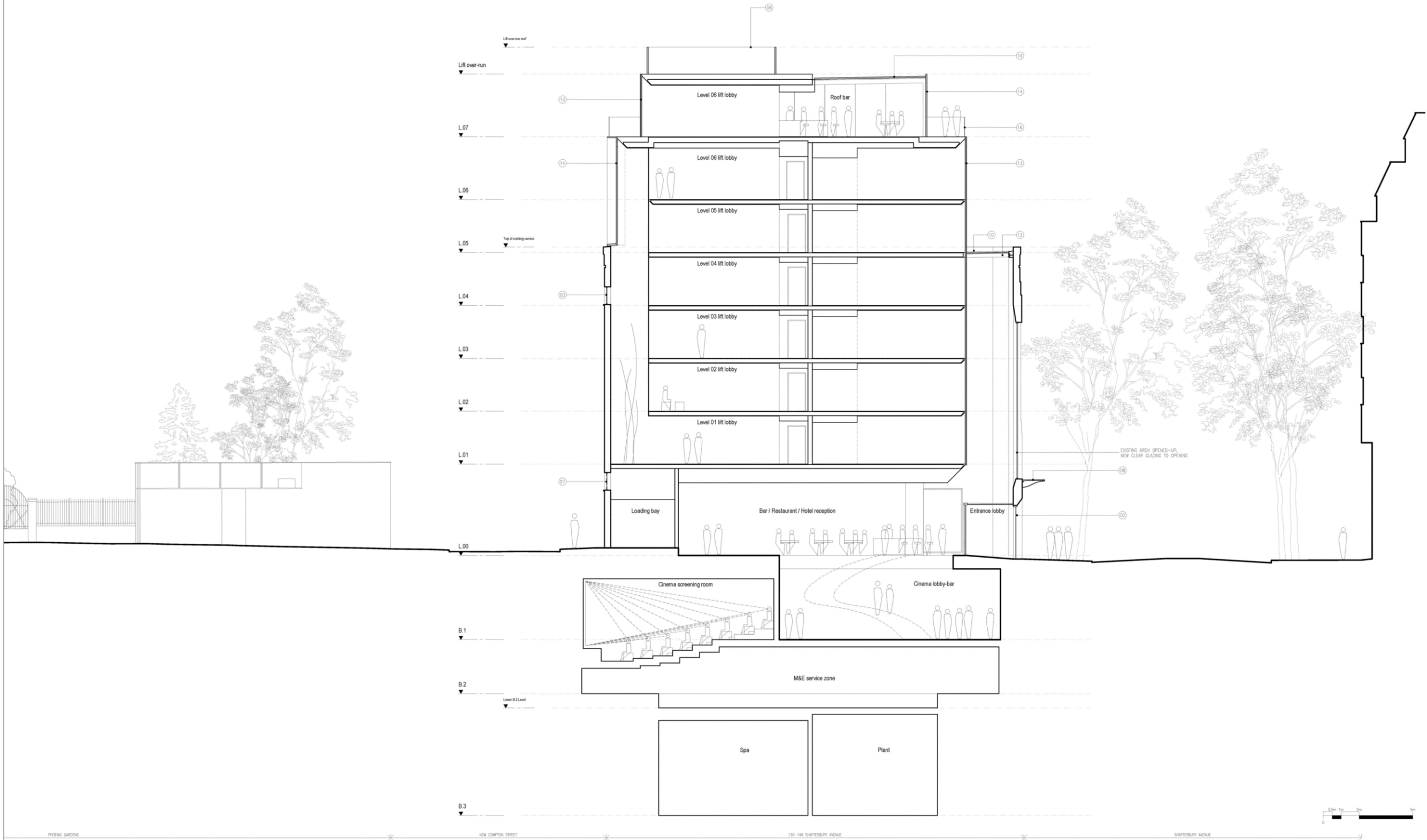
 Site Boundary



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Illustrative Only

Figure 22:
Redevelopment proposals:
ground floor





Not to Scale:
Illustrative Only

Figure 23:
Redevelopment proposals:
section

APPENDIX 1

Geotechnical information

October 2017



GEA

Widbury Barn
Widbury Hill
Ware
Herts SG12 7QE

Site Plan

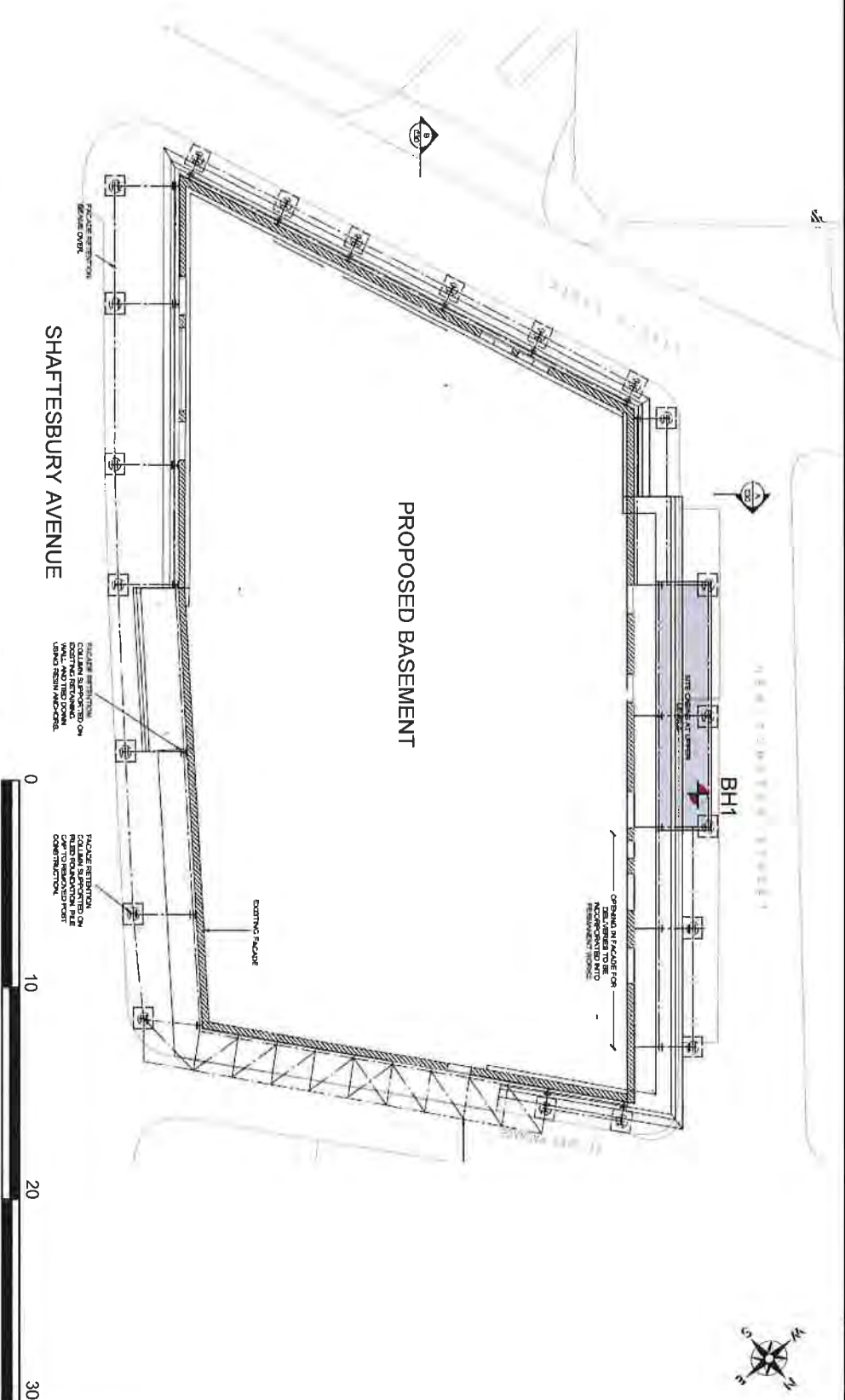
Site 135 Shaftesbury Avenue, London WC2H 8AH



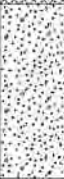
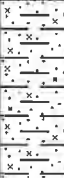
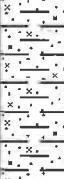
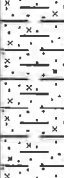



Client Capital Start Limited















Engineer Price & Myers
















Job Number
J17183


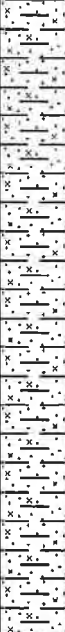


Sheet
1 / 3



 GEA		Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 135 Shaftesbury Avenue, London WC2H 8AH		Borehole Number BH1	
Boring Method Cable Percussion		Casing Diameter 200mm cased to 6.00m 150mm cased to 6.50m		Ground Level (mOD)		Client Capital Start Ltd		Job Number J17183	
		Location				Dates 11/10/2017- 12/10/2017		Engineer Price & Myers	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
3.00-3.45 3.00	SPT(C) N60=3 D	3.00	1.90	3,2/1,1,0,1		(3.50)	MADE GROUND (dark brown silty sandy very gravelly clay with brick and concrete fragments and occasional coal fragments)		
4.00-4.45 4.00	SPT(C) N60=17 B	4.00	2.60	2,4/3,4,5,4		3.50 (1.20)	Medium dense orange-brown coarse gravelly SAND with abundant fine to medium subangular to angular flint gravel		
5.00-5.45 5.00	SPT N60=10 D	5.00	DRY	2,1/2,2,3,2		4.70	Firm becoming stiff at 12.50 m and very stiff from 16.00 m dark brownish grey silty slightly sandy becoming very sandy CLAY with frequent fine selenite crystals, occasional partings of light brown and orange-brown fine sand and silt, claystones, lignite, trace fossils, shell fragments and pyrite nodules. Sand is fine.		
6.00	D						Claystone		
6.50-6.95	U								
7.00-7.45 7.00	SPT N60=12 D	6.50	DRY	2,3/3,2,3,3					
8.00-8.45 8.00	SPT N60=20 D	6.50	DRY	3,4/4,4,5,5					
9.00	D								
9.50-9.95	U								
Remarks Piezometer installed to 20 m depth with response zone at 19.21 m depth 50 mm diameter groundwater monitoring standpipe installed to 5 m depth Please see separate sheet for accrued standing time Water added during drilling through the gravel to assist drilling Trial pit excavated to 2.5 m to facilitate borehole due to infilled brick vaults present at borehole location Groundwater monitoring visit (06/11/17): 19 mm piezometer: 5.25 m Groundwater monitoring visit (30/11/17): 19 mm piezometer: 5.28 m, 50 mm standpipe: 4.39 m								Scale (approx)	Logged By
								1:50	LB/CA
								Figure No. J17183.BH1	

 GEA		Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 135 Shaftesbury Avenue, London WC2H 8AH		Borehole Number BH1			
Boring Method Cable Percussion		Casing Diameter 200mm cased to 6.00m 150mm cased to 6.50m			Ground Level (mOD)		Client Capital Start Ltd		Job Number J17183		
		Location					Dates 11/10/2017- 12/10/2017		Engineer Price & Myers		Sheet 2/4
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water
10.00	D										
11.00-11.45 11.00	SPT N60=30 D	6.50	DRY	4,4/5,6,8,8							
12.00	D										
12.50-12.95	U										
13.00	D										
14.00-14.45 14.00	SPT N60=30 D	6.50	DRY	4,4/5,6,8,8							
15.00	D										
16.00 16.00-16.45	D U										
16.50-16.95	U										
17.00	D										
18.00-18.45 18.00	SPT N60=32 D	6.50	DRY	4,4/6,7,8,8							
19.00	D										
19.50-19.95	U			11/10/2017:DRY 12/10/2017:12.30m		(29.70)					
Remarks Piezometer installed to 20 m depth with response zone at 19.21 m depth 50 mm diameter groundwater monitoring standpipe installed to 5 m depth Please see separate sheet for accrued standing time Water added during drilling through the gravel to assist drilling Trial pit excavated to 2.5 m to facilitate borehole due to infilled brick vaults present at borehole location Groundwater monitoring visit (06/11/17): 19 mm piezometer: 5.25 m Groundwater monitoring visit (30/11/17): 19 mm piezometer: 5.28 m, 50 mm standpipe: 4.39 m								Scale (approx) 1:50	Logged By LB/CA		
								Figure No. J17183.BH1			

 GEA		Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 135 Shaftesbury Avenue, London WC2H 8AH		Borehole Number BH1		
Boring Method Cable Percussion		Casing Diameter 200mm cased to 6.00m 150mm cased to 6.50m			Ground Level (mOD)		Client Capital Start Ltd		Job Number J17183	
		Location					Engineer Price & Myers		Sheet 3/4	
					Dates 11/10/2017- 12/10/2017					
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
20.00	D						Claystone			
21.00-21.45 21.00	SPT N60=30 D	6.50	DRY	5,6/7,7,6,7						
22.00	D									
22.50-22.95	U						Claystone			
23.00	D									
24.00-24.45 24.00	SPT N60=33 D	6.50	DRY	5,6/7,8,7,8						
25.00	D									
25.50-25.95	U									
26.00	D									
27.00-27.45 27.00	SPT N60=37 D	6.50	DRY	4,6/7,8,9,10						
28.00	D									
28.50-28.95	U									
29.00	D									
30.00-30.45	SPT N60=38	6.50	DRY	5,7/7,8,9,11						
Remarks Piezometer installed to 20 m depth with response zone at 19.21 m depth 50 mm diameter groundwater monitoring standpipe installed to 5 m depth Please see separate sheet for accrued standing time Water added during drilling through the gravel to assist drilling Trial pit excavated to 2.5 m to facilitate borehole due to infilled brick vaults present at borehole location Groundwater monitoring visit (06/11/17): 19 mm piezometer: 5.25 m Groundwater monitoring visit (30/11/17): 19 mm piezometer: 5.28 m, 50 mm standpipe: 4.39 m								Scale (approx)	Logged By	
								1:50	LB/CA	
								Figure No. J17183.BH1		

 GEA		Geotechnical & Environmental Associates Widbury Barn Widbury Hill Ware SG12 7QE				Site 135 Shaftesbury Avenue, London WC2H 8AH		Borehole Number BH1				
Boring Method Cable Percussion		Casing Diameter 200mm cased to 6.00m 150mm cased to 6.50m			Ground Level (mOD)		Client Capital Start Ltd		Job Number J17183			
		Location					Dates 11/10/2017- 12/10/2017		Engineer Price & Myers		Sheet 4/4	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water	
30.00	D						Frequent pyrite nodules from 31.00 m to 34.00 m					
31.00	D											
31.50-31.95	U											
32.00	D											
33.00-33.45 33.00	SPT N60=43 D	6.50	DRY	5,6/8,8,11,12			Very stiff greenish bluish grey mottled reddish brown and brown very silty slightly sandy CLAY. Sand is fine.					
34.00	D											
34.50-34.95	U					34.40 (0.60)	Complete at 35.00m					
				12/10/2017: DRY		35.00						
Remarks Piezometer installed to 20 m depth with response zone at 19.21 m depth 50 mm diameter groundwater monitoring standpipe installed to 5 m depth Please see separate sheet for accrued standing time Water added during drilling through the gravel to assist drilling Trial pit excavated to 2.5 m to facilitate borehole due to infilled brick vaults present at borehole location Groundwater monitoring visit (06/11/17): 19 mm piezometer: 5.25 m Groundwater monitoring visit (30/11/17): 19 mm piezometer: 5.28 m, 50 mm standpipe: 4.39 m											Scale (approx) 1:50	Logged By LB/CA
											Figure No. J17183.BH1	

Cgms

www.cgms.co.uk