

526600

526800

527000

527200

182000

182000

181800

181800

181600

181600



© Copyright Getmapping plc

0 100 m

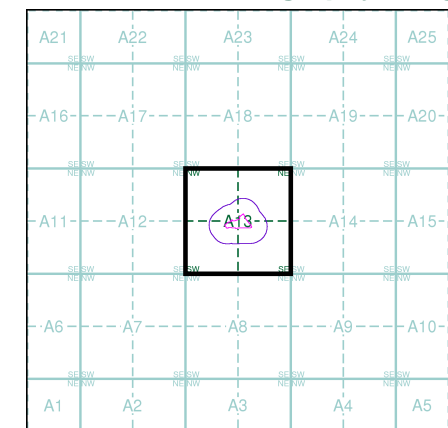


## Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

### Historical Aerial Photography - Segment A13



### Order Details

Order Number: 258300880\_1\_1  
 Customer Ref: 1620009008  
 National Grid Reference: 526930, 181750  
 Slice: A  
 Site Area (Ha): 0.83  
 Search Buffer (m): 100

### Site Details

Metropolitan Police, Paddington Green Police Station, 4, Harrow Road, LONDON, W2 1XJ



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



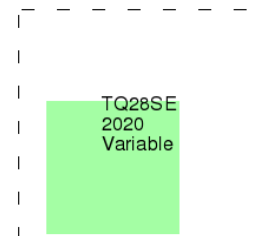
### VectorMap Local

Published 2020

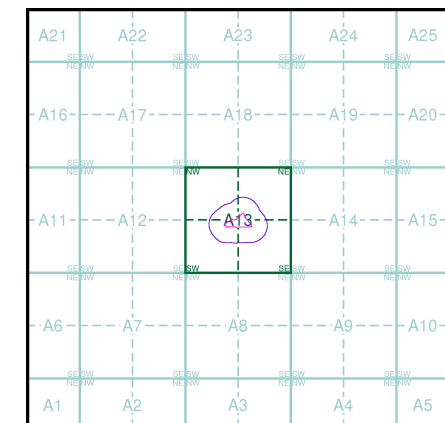
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

### Map Name(s) and Date(s)



### Historical Map - Slice A



### Order Details

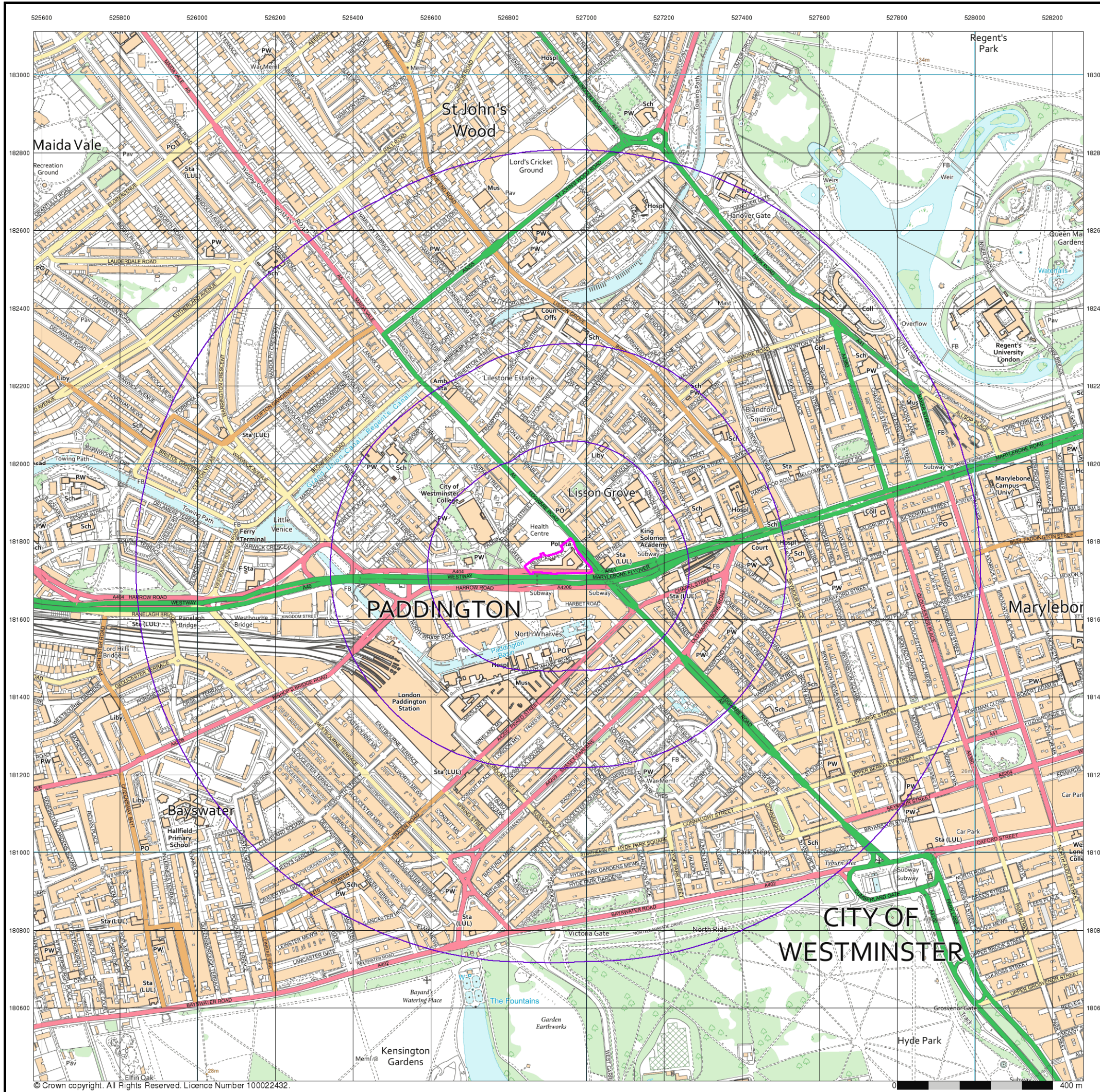
Order Number: 258300880\_1\_1  
Customer Ref: 1620009008  
National Grid Reference: 526930, 181750  
Slice: A  
Site Area (Ha): 0.83  
Search Buffer (m): 1000

### Site Details

Metropolitan Police, Paddington Green Police Station, 4, Harrow Road, LONDON, W2 1XJ



Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: www.envirocheck.co.uk



APPENDIX 3  
PHOTOGRAPHIC LOG



**Photo 1.** View of site from Harrow Road (A404) located adjacent to the south.



**Photo 2.** Vehicular site entrance from the west of Newcastle Place.

<b>Title:</b> Photographic Log	<b>Client:</b> Berkeley Homes (Central London) Limited
<b>Site:</b> Paddington Green Police Station	<b>Date:</b> 17 <sup>th</sup> September 2020



**Photo 3.** Vehicular site entrance from the east of Newcastle Place.



**Photo 4.** Courtyard in the east of the site, accessed from the podium car park.

<b>Title:</b> Photographic Log	<b>Client:</b> Berkeley Homes (Central London) Limited
<b>Site:</b> Paddington Green Police Station	<b>Date:</b> 17 <sup>th</sup> September 2020



**Photo 5.** Podium car park accessed from Newcastle Place.



**Photo 6.** Tank fill point in the east of the site, likely associated with oil fuel heaters formerly located in the eastern extent of the basement.

<b>Title:</b> Photographic Log	<b>Client:</b> Berkeley Homes (Central London) Limited
<b>Site:</b> Paddington Green Police Station	<b>Date:</b> 17 <sup>th</sup> September 2020



**Photo 7.** Single storey basement car park, accessed via a ramp located in the east of the site.



**Photo 8.** A 'silencer' and associated generator on the flat roof of the elongated low-rise structure connecting the eastern and western towers.

<b>Title:</b> Photographic Log	<b>Client:</b> Berkeley Homes (Central London) Limited
<b>Site:</b> Paddington Green Police Station	<b>Date:</b> 17 <sup>th</sup> September 2020



**Photo 9.** Vacant room located on the first floor of the western tower.



**Photo 10.** Electricity substation in the north-eastern corner of the site on Newcastle Place.

<b>Title:</b> Photographic Log	<b>Client:</b> Berkeley Homes (Central London) Limited
<b>Site:</b> Paddington Green Police Station	<b>Date:</b> 17 <sup>th</sup> September 2020

## **Technical Appendix 2.6: Archaeological Desk Based Assessment**



**Paddington Green Police Station  
London  
W2**

**Archaeological Desk Based Assessment**

NGR 526931 181739

Historic Environment Record search reference: 15806

**PADDINGTON GREEN POLICE STATION  
London W2**

City of Westminster

Archaeological desk-based assessment

March 2021

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	19/02/2021	Harry Smith (Archaeology) Juan Jose Fuldain (Graphics)	Rupert Featherby Lead Consultant Archaeology	Philip Stastney	First issue to client
2	26/02/2021	-	-	-	Reissued following client comments
3	16/03/2021	-	-	-	Reissued following further minor client comments
4	29/03/2021	-	-	-	Issue for planning

MOLA code: P20-303



# 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	2
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	<u>4</u>
2.1 Sources	4
2.2 Methodology	5
<u>3 The site: topography and geology</u>	<u>6</u>
3.1 Site location	6
3.2 Topography and geology	6
<u>4 Archaeological and historical background</u>	<u>7</u>
4.1 Overview of past investigations	7
4.2 Chronological summary	7
<u>5 Statement of significance</u>	<u>11</u>
5.1 Introduction	11
5.2 Factors affecting archaeological survival	11
5.3 Archaeological potential, and significance of likely remains	12
<u>6 Impact of proposals</u>	<u>14</u>
6.1 Proposals	14
6.2 Implications	14
<u>7 Conclusion and recommendations</u>	<u>16</u>
<u>8 Gazetteer of known historic environment assets</u>	<u>17</u>
<u>9 Planning framework</u>	<u>26</u>
9.1 National Planning Policy Framework	26
9.2 Regional policy	28
9.3 Local planning policy	29
<u>10 Determining significance</u>	<u>31</u>
<u>11 Non-archaeological constraints</u>	<u>32</u>
<u>12 Glossary</u>	<u>33</u>
<u>13 Bibliography</u>	<u>35</u>
13.1 Published and documentary sources	35
13.2 Other Sources	36
13.3 Cartographic sources	36
13.4 Available site survey information checklist	36

# Figures

Cover: Rocque's map of 1746

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Geology of the site and past investigation trenches*
- Fig 4 Morgan's map of 1682*
- Fig 5 Brasiel's map of 1742*
- Fig 6 Rocque's map of 1746*
- Fig 7 Ordnance Survey 1st edition 5':mile map of 1868*
- Fig 8 Ordnance Survey 2nd edition 5':mile map of 1896*
- Fig 9 Ordnance Survey 3rd edition 25":mile map of 1915-16*
- Fig 10 Ordnance Survey 1:1250 scale map of 1952-53*
- Fig 11 Ordnance Survey 1:1250 scale map of 1969-72*
- Fig 12 Existing basement plan (Mayor's Office for Policing and Crime, 2015; dwg. no. NA)*
- Fig 13 Existing ground floor plan (Mayor's Office for Policing and Crime, 2015; dwg. no. NA)*
- Fig 14 Proposed basement 1 plan, Option 1 (Squire and Partners dwg. 15044-SQP-VB-B1-DR-A-SK335, rev. P6)*
- Fig 15 Proposed basement 2 plan, Option 1 (Squire and Partners dwg. 15044-SQP-VB-B1-DR-A-SK336, rev. P6)*
- Fig 16 All Blocks, Level 00, General Arrangement Plan (Squire and Partners dwg. 15044-SQP-ZZ-ZZ-DR-A-20003 rev. P3)*

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



## Executive summary

Ramboll UK Limited has commissioned MOLA on behalf of Berkeley Homes (Central London) to carry out an Archaeological Desk Based Assessment in advance of proposed development at Paddington Green Police Station, 2–4 Harrow Road, Paddington, London, W2 1XJ within the administration of the Westminster City Council. The proposals comprise the demolition of the existing Paddington Green Police Station and the erection of three building blocks, ranging from 15 - 32 storeys, with office, commercial, flexible-commercial, affordable workspace (Class E/F1) and residential uses. The proposals include expansion of the existing basement and the excavation for a second level. Basement Level 1 would provide a connection in the north-west of the site to the adjacent West End Gate development basement and Basement Level 2 provide a connection to the southern edge of the West End Gate development basement.

This desk-based study assesses the impact of the proposed development on archaeological remains (buried heritage assets). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.

Archaeological remains that may be affected by the proposed development comprise:

- **Post-medieval building remains.** Historic mapping shows the site was probably occupied by at least the mid/late-18th century with buildings and open fields adjacent to Edgware Road. Remains from the mid/late 17th century onwards were found during investigations adjacent to the site at the West End Gate development. This included quarrying and evidence of industrial or commercial activity and domestic buildings. Later 19th century mapping shows the site occupied by a mix of industrial and domestic buildings, as well as the Metropolitan Music Hall / Metropolitan Theatre of Varieties. Footings and possible cellars of buildings, quarrying, yard surfaces, drains, and rubbish pits would be of **low** heritage significance, derived from evidential and historical value.

Significant archaeological disturbance is likely to have occurred due to extensive post-medieval development on the site. Potential for remains pre-post-medieval is already generally low as the site was located away from past settlements and there are few finds in the vicinity. Localised and fragmented remains of the post-medieval buildings could survive in the extreme east and west of the site outside the footprint of the existing basement.

The main impact from the development would be from the expansion of the existing basement level 1, which would remove all archaeological remains within its footprint. Piles, pile caps, ground beams, trench foundations, landscaping and new services would only have an impact outside the footprint of the existing and proposed basement, truncating or completely removing remains in or just beneath the made ground. The bases of deeper cut features, such as the bases of basements and their foundations may survive truncated intact but their context would be lost. Pile probing and obstruction removal would cause truncation to any adjacent remains.

The archaeological potential of the site is likely to be limited to remains of no more than low significance, and in view of this, it is considered unlikely that the local authority would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. However, it is probable that an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction to ensure that any archaeological assets were not removed without record. This strategy could be refined by the prior archaeological monitoring of geotechnical investigations, which would clarify the nature and depth of deposits: based on the results, it is possible that no further work may be necessary. Any archaeological work would 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 under the granting of planning consent.

## 1 Introduction

### 1.1 Origin and scope of the report

- 1.1.1 Ramboll UK Ltd ('Ramboll') has commissioned MOLA (Museum of London Archaeology) on behalf of Berkeley Homes (Central London) to prepare an Archaeological Desk Based Assessment in advance of proposed development at Paddington Green Police Station, 2–4 Harrow Road, Paddington, London, W2 1XJ (the 'site'); National Grid Reference (NGR) 526931 181739: Fig 1. The proposals comprise the demolition of the existing Paddington Green Police Station and the erection of three building blocks, ranging from 15 - 32 storeys, with office, commercial, flexible-commercial, affordable workspace (Class E/F1) and residential uses. The proposals include expansion of the existing basement and the excavation for a second level. Basement Level 1 would provide a connection in the north-west of the site to the adjacent West End Gate development basement and Basement Level 2 would also provide a connection to the southern edge of the West End Gate development basement.
- 1.1.2 This desk-based study assesses the impact of the proposed development on archaeological remains (buried heritage assets). It forms a technical appendix to an Environmental Statement, assessing the impact of the proposed development on the buried historic environment. It will enable the archaeological advisors to the local planning authority (LPA) to formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., 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 assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015), (Corporation of London, 2017). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 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 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site.
- 1.2.2 The site falls within the Watling Street Tier II Archaeological Priority Area (APA), designated for being within the vicinity of a Roman road, with potential for remains of the road and roadside activity. The northern edge of the site falls within the Paddington Tier II APA, designated for its potential to contain remains of the historic settlement of Paddington Green.

## 1.3 Aims and objectives

### 1.3.1 The aim of this assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposed development;
- 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 and effects upon the significance of the assets arising from the proposed development; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse effects upon buried heritage assets and/or their setting.

## 2 Methodology and sources consulted

### 2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the 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 500 m-radius study area measured from the boundary of the site, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive 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, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site redline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepiece.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with 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; 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;
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - Ramboll – existing site survey (Mayor's Office for Policing and Crime, 2015); topographic survey (Squire and Partners, 2020); proposed architectural drawings (Squire and Partners, 2021)
  - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on 17 September 2020 in order to determine the topography of the site and existing land use/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.

## 2.2 Methodology

- 2.2.1 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 (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 500 m) 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 5 m) and unless otherwise stated are measured from the nearest part of the site boundary.
- 2.2.2 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 (i.e. present and previous land use), as well as possible significance.
- 2.2.3 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 The site: topography and geology

### 3.1 Site location

- 3.1.1 The site is located at Paddington Green Police Station, London W2 1XJ (NGR 526931 181739: Fig 1). The site area is 0.83 ha and is bounded by the WEG development to the north, Edgware Road to the east, Harrow Road to the south, Paddington Green to the west and the 14-17 Paddington Green development to the north-west.
- 3.1.2 The site includes the Paddington Green Police station buildings, a substation on the north-eastern corner, areas of hardstanding, a couple of trees and Newcastle Place road.
- 3.1.3 The site falls within the historic parish of St James, Paddington and lay within the county of Middlesex prior to being absorbed into the administration of the Westminster City Council.
- 3.1.4 The site lies approximately 4.2 km north of the modern bank of the River Thames, on the east side of the valley of one of its tributaries, known in the 19th century as the Westbourne. This rose in Hampstead to flow south-west through Kilburn, and south-east through Paddington. It crossed Harrow Road about 700 m west of the site and ran close to the line of modern Gloucester Terrace, 500 m south-west of the site. Through Hyde Park, 1 km south of the site, its valley is now occupied by the Serpentine (Barton 1992, 43).

### 3.2 Topography and geology

- 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. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The topography of the broader study area is generally level, with a gentle downward slope from north to south. Ground level drops from 35.9 m OD on Hatton Street 370 m north of the site to 29.4 m OD on Bouverie Place 300 m south of site. Ground height remains roughly level east to west, varying between intermittent points, dropping from 32.3 m OD on St Mary's Terrace 300 m west of site to 30.3 m OD on Harrow Road 450 m east of the site.
- 3.2.3 A topographical survey of the site was provided by Squire and Partners in 2021. This shows ground level to vary considerably. Lower ground levels were observed on the road/pavement along the southern edge of the site, with higher levels in the centre of the site where the building is. Ground level was observed at a low of 31.4 m OD in the south-east of the site on the pavement, and a high of 33.4 m OD in the west of the site. Ground level of the central courtyard is approximately 33.2 m OD.
- 3.2.4 Levels of 36.5 m OD and 36.9 m OD were also recorded near the centre of the. A site inspection suggests that such higher ground levels are anomalous and probably relate to artificially raised features.
- 3.2.5 According to the British Geological Survey digital data, the site is located on an area of Langley Silt, also known as 'brickearth', which is a fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the last Glacial Maximum around 17,000 BP. It can be a significant indicator of the ancient land surface with potential for archaeological survival, where not quarried away or removed by urban development. Brickearth overlies the Lynch Hill Gravel: a pre-Holocene Gravel terrace laid down by the River Thames. The solid geology comprises London Clay.

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been no archaeological investigations within the site to date. However, five investigations have been carried out at the West End Gate development immediately north of the site, including a PCA excavation & watching brief in 2016–7, a PCA excavation in 2011 (site code WEJ09), a PCA evaluation in 2009 (site code WEJ09) and a MoLAS watching brief in 1995 (site code EGW95) (**DBA 1**). The PCA investigations revealed development of this area from the early 17th century onwards with phases of demolition and redevelopment, including evidence of habitation in the form of building remains, domestic rubbish pits, and horticultural soils. The MoLAS watching brief revealed post-medieval quarrying, pitting and garden soils. Remains of medieval and Roman pottery were recorded at WEJ09; however, these artefacts were residual (redeposited in later contexts) and therefore of limited heritage significance.
- 4.1.2 The study area has been subject to a number of archaeological investigations mostly recording post-medieval remains. The nearest of these was an investigation at Paddington Green Children's Hospital (**DBA 2**), immediately north-west of these investigations and 50 m north-west of the site boundary, recorded post-medieval agricultural remains, as well as a single sherd of Saxon pottery.
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given 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. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gatherer 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.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no known finds dated to this period in the study area.

#### *Roman period (AD 43–410)*

- 4.2.4 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 4.8km to the east of the site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150).
- 4.2.5 The site lies immediately next to a major Roman road known as Watling Street, on the alignment of modern Edgware Road, which connected *Londinium* with the Midlands and the

north-west (Margary 1967, 56–57). The site also lies 925 m north of the Roman road to Silchester; running east-west roughly on the alignment of modern Oxford Street.

- 4.2.6 Small settlements, typically located along the major roads, acted as both producers and markets for the capital (AGL 2000, 150). The only archaeological evidence of Roman activity in the study area is a single residual sherd of Roman pottery recorded immediately north of the site (**DBA 1**). The site and surrounding area may have been used for pasture or cultivation during the period. Further to which, the investigations immediately north of the site (**DBA 1**) have shown modern truncation along the Edgware Road frontage to have completely removed any archaeological deposits; while there may have been some Roman roadside activity present within the area of the investigation (and by extension the site), it had been removed from the investigated area by post-medieval development.

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

- 4.2.7 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. 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. 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.
- 4.2.8 In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church. Paddington ('Padintune') is a Saxon place name meaning 'Padda's farm'. The site possibly fell within the manor (estate) of Lillestone (**DBA 33**). According to Domesday Book (AD 1086) prior to the Norman Conquest (AD 1066) the manor was held by Edward the son of Suain, or his widow, Eideva. The monks of Westminster claimed to have been granted a small farm at Paddington in AD 959 and to have held two hides (one hide being roughly the equivalent of 120 acres) there in 1042 (VCH *Middlesex* ix, 226–233).
- 4.2.9 Little is known about the early settlement of the area, although it is possible that a small settlement grew up on or close to the later medieval settlement of Paddington Green, within the immediate vicinity of the site. The Green was located just west of the junction between Edgware Road and Bayswater Road, both of which were important Roman roads that probably remained in use (Weinreb et al. 2008, 613). However, the existence of a Saxon settlement at Paddington has been contested, with some suggesting that there was never a Saxon settlement in this area (Brooke 1975, 369).
- 4.2.10 One residual fragment of Saxon pottery has been found within the study area, at the Children's Hospital (**DBA 2**) during an archaeological evaluation undertaken in 1997, 60 m north-west of the site. Besides this, no other remains from the Saxon period have been recorded in the study area. Conjectural evidence suggests the site may have been located within or adjacent to the Saxon settlement, although significant archaeological evidence is yet to support this claim.

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

- 4.2.11 Paddington was not mentioned in Domesday Book (1086) as, along with the manors (estate) of Knightsbridge and Westbourne, probably part of Westminster Abbey's ancient endowment (VCH *Middlesex* ix, 226–233). By the mid-12th century it had formed a separate estate, whose profits had been assigned to Westminster Abbey for the distribution of alms (*ibid*, 181–182). In c 1222 a chapel was declared at Paddington believed to be located on the site of the late 18th century parish church of St Mary's c 170 m to the west of the site boundary (*ibid*, 252–259; GLHER MLO97347, MLO93956, MLO95350, MLO96371). The chapel formed the focus of a small settlement around Paddington Green, within the immediate vicinity of the site. Edgware Road and Bayswater Road continued to serve as important routes and the junction was a famous place for public executions (VCH *Middlesex* ix, 190–198).
- 4.2.12 Apart from a residual pot sherd immediately north of the site (**DBA 1**) no other finds from this period have been recorded in the study area. The site was within the vicinity of two manor estates, Lillestone Manor 150 m east of the site boundary (**DBA 33**) and Lisson Manor 400 m east of the site (**DBA 34**). Post-medieval maps (Fig 5; Rocque's map of 1746) show buildings within the site, and it is possible that it may have been occupied in earlier periods, and lay at

the edge of the settlement, at the side of a main road. If not, it is likely to have been open fields.

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

- 4.2.13 Under the Dissolution of the monasteries in 1540, Westminster Abbey's Paddington estate was seized by the Crown and in 1550 was granted to the Bishop of London (Weinreb and Hibbert 1995, 589).
- 4.2.14 Paddington Green settlement was first recorded in documentary records in 1549, although as discussed above there was certainly a settlement here prior to that. During this period it spread southward across Harrow Road (The Westway) near its junction with Edgware Road in the vicinity of the site. The village of Lillystone to the south-east, on the opposite side of the Edgware Road, also grew up gradually in this period.
- 4.2.15 A charity for the repair of Harrow Road was set up by John Lyon in 1582. A fishpond was mentioned in 1617, which had increased to six by 1647, a number of tenements and two small gardens. A lane ('Green Lane' on later maps) ran north from Harrow Road into fields, north-west of Paddington Green along the line of Warwick Avenue c 400 m to the west. The medieval church of St Mary was replaced in 1678 (VCH *Middlesex* ix, 174–81, 185–90, 252–59).
- 4.2.16 Archaeological investigations to the north of Paddington Green (**DBA 4**) 120 m north-west of the site, found a single row of reused mid-15th to mid-16th century bricks, which may have come from the local brickearth extraction and manufacturing industries. In 1997, an archaeological evaluation (**DBA 2**) recorded evidence of quarrying and local brick production, 50 m north-west of the site boundary.
- 4.2.17 The ponds to the south of the Green may have been amalgamated into the church pond, documented in 1722. Around 1714, alms-houses were built west of the pond, and throughout the 18th century other parcels of land around the Green were taken for cottages or as additions to gardens of larger houses. The church's burial ground (**DBA 19**) was extended northward and eastward under Acts of 1732 and 1753 (VCH *Middlesex* ix 185–90, 252–59). These features can be seen on the earliest detailed maps of the area.
- 4.2.18 Morgan's map of 1682 (Fig 4) shows the site occupied with buildings and associated gardens.
- 4.2.19 Brasiel's map of 1742 (Fig 5) shows little detail within the site, which appears as buildings and open field at the side of Edgware Road. Paddington Green and the village can be seen to the direct west of the site. The map also shows the proposed route of Regents Canal to the west.
- 4.2.20 The 2011 investigation immediately north of the site (**DBA 1**) found evidence of early/mid- 17th century quarry pits, gullies and a ditch, mid-/late 17th century dump/levelling layers and pitting, evidence of industrial or domestic activity and evidence of late 17th/early 18th and later buildings. Notable quantities of imported pottery and ceramic butter pots suggested a retail premises or food manufacturing.
- 4.2.21 Rocque's map of 1746 (Fig 6) shows the site near the centre of the main settlement beside Edgware Road, which is focussed on Paddington Green, with Lillystone village to the east on the other side of Edgware Road. The Green Lane, now Warwick Avenue can also be seen west of the site. Within the site there is a collection of market gardens with one or two small buildings and to the east just outside of the site can be seen the beginnings of Paddington Green, with buildings already beginning to concentrate around the edges of it. It is also possible to make out the church pond, situated west of the site and south of Paddington Green on the south side of Harrow Road.
- 4.2.22 The existing Grade II listed church of St Mary 150 m west of the site boundary was built under an Act of 1788 and consecrated in 1791. It is of yellow brick with white stone dressings; its plan is that of a Greek cross, with a shallow dome carried by four columns and capped by a small clock tower and cupola. The south front forms the main façade, with a pedimented Tuscan portico (VCH *Middlesex* ix, 252–59).
- 4.2.23 In 1795, the Grand Junction Canal Company was authorised to construct its Paddington branch, and in 1798, 48 acres (c 19.5ha) of land was leased from the Bishop of London and his lessees. The branch was opened in 1801, built mainly on a raised embankment, terminating in Paddington Basin, 180 m south of the site (**DBA 21**; VCH *Middlesex* ix, 174–81).
- 4.2.24 The church pond, on the south side of Harrow Road, was infilled in the early 1820s: and it is

recorded that there were gentlemen's residences which survived until 1896 (VCH *Middlesex* ix, 185– 190). The pressures of an expanding population prompted the parish to buy the manor house in 1810. It was demolished in 1824 in order to extend St Mary's churchyard to the north. Basil Holmes (1896) identifies this as covering 3 acres and containing the site of an older church dedicated to St James.

- 4.2.25 Stanford's map of 1862 (not reproduced) shows the site to the east of Paddington Green as being completely built up, as the map is fairly small scale not much detail can be seen, but it is possible to make out Newcastle Place within the concentration of buildings within the site.
- 4.2.26 The 1st edition Ordnance Survey 5':mile map of 1868 (Fig 7) shows the site occupied by a block of buildings on the corner junction of Edgware Road to the east and Harrow Road to the south. The majority of the site is occupied by a number of adjacent buildings which likely had an industrial function. Three terraced houses with long front and rear gardens along Paddington Green fall within the western end of the site. Towards the centre of the site the buildings enclose a number of courtyards and passages, including Alfred Place, Vine Place, White Lion Place and White Lion Passage. The Metropolitan Music Hall sits in the eastern portion of the site and comprises an irregular shaped building with its rear backing onto a row of seven terraced buildings.
- 4.2.27 The 2nd edition Ordnance Survey 5':mile map of 1896 (Fig 8) shows that many of the adjoining buildings in the centre of the site along with the internal passageways and courtyards have been demolished and replaced with larger industrial buildings, including a furniture depository in the centre and south of the site. In the west of the site, the three terraced houses along Paddington Green are unchanged, while the Metropolitan Music Hall has been marginally extended south-westwards, where it is still bound by White Lion Passage. The junction of Harrow Road and Edgware Road had been widened, consequently changing the shape and extent of the block of buildings located at the junction in which the site is located. As such, many of the buildings immediately to the south and south-east of the site had also been demolished and replaced with new terraced buildings.
- 4.2.28 The 3rd edition Ordnance Survey 25":mile map of 1915-16 (Fig 9) shows the Metropolitan Music Hall, by this time called the Metropolitan Theatre of Varieties, had been extended westwards into the area of the former furniture depository in the centre and the site, meaning the Theatre now stretched across the eastern half of the site. Other than this, no other changes have occurred within the site beside some minor building alterations.
- 4.2.29 The Ordnance Survey 1:1250 scale map of 1952-1953 (Fig 10) shows the terraced houses in the west of the site fronting Paddington Green had been demolished and replaced with a large warehouse building. The buildings in the north and centre of the site along Newcastle Mews had been demolished and were open space, while the Metropolitan Theatre of Varieties had been shortened from its western extent so it covered a similar footprint as it had done in the late 19th century (Fig 8; second edition Ordnance Survey 5':mile map of 1896). The area the theatre had formerly occupied was given back over to warehouse buildings. Besides this, the buildings within the site had only had minor alterations.
- 4.2.30 The Ordnance Survey 1:1250 scale map of 1969-1972 (Fig 11) shows the entire block of buildings on the junction of Harrow Road and Edgware Road had been demolished, including all the buildings within the site, south of Newcastle Mews. The junction of Harrow and Edgware Road had been further widened and the Harrow flyover had been constructed south of the site. Paddington Green Police Station comprised a long multi-storey building fronting the length of the site's southern border and smaller buildings along the north-eastern border. Newcastle Mews, now called Newcastle Place, was widened and extended westward, bordering the north of the site and providing a thoroughfare between Edgware Road and Paddington Green. Since then there have been only minor building editions to the police building.

## 5 Statement of significance

### 5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

### 5.2 Factors affecting archaeological survival

#### *Levels of natural geology, and past truncation*

- 5.2.1 Ground level within the site ranges between 31.4 m above ordnance datum (mAOD) to 33.4 m AOD.
- 5.2.2 The geology of the site comprises made ground overlying brickearth and Gravel. A geotechnical survey of the site is not currently available.
- 5.2.3 Levels of natural brickearth and Gravels have been derived from four previous investigations which took place across the West End Gate site, a plot of land located north of Newcastle Place and bound to the east by Edgware Road and to the north by Church Street. The nearest investigation to the site is a 2011 evaluation/excavation in the south-western corner of West End Gate, adjacent to the site's north-western boundary (**DBA 1**). The other investigations are spread further east and north along Newcastle Place and Edgware Road up to Church Street and comprise a 2002 geotechnical investigation carried out by Arup, a 2009 archaeological evaluation (**DBA 1**) and archaeological observations of geotechnical pits carried out in 1995 (**DBA 1**). The results of these investigations show comparable levels of natural deposits.
- 5.2.4 The 2011 evaluation/excavation adjacent to the site's north-western boundary (**DBA 1**) recorded the top of brickearth at 30.6–30.7 m AOD (0.2–1.8 m below ground level (mbgl)). Above this was undated made ground. These results corresponded with observations of the 1995 geotechnical survey which extended further north within the West End Gate Site (**DBA 1**), recording natural gravel at between 29.2–32.0 mAOD (0.5–3.3 mbgl) and brickearth at 30.0 mAOD (2.5 mbgl). Ground level was recorded at 32.5–33.5 mAOD. The 2016-2017 excavation, although carried out more recently, basically confirmed the results of the 2011 evaluation/excavation, producing a very similar stratigraphic sequence. The 2011 investigations are considered more relevant to the application site as the trenches were locations directly opposite the site's north-western boundary whereas the later trenches are further to the north, away from the application site (PCA 2018; **DBA 1**).
- 5.2.5 The Arup survey included nine boreholes and 12 trial pits sunk across the West End Gate site. These showed the composition of the ground within the site as follows; made ground at 31.6–33.3 m OD between 1.0–4.6 m thick (varying thickness across the site), which overlies a layer of brickearth, the surface of which is recorded at between 28.7– 31.7 m OD (0.8–3.8 mbgl), underneath which are the river terrace gravels, the surface of which was recorded at 27.5 m OD (5.0 mbgl). Two types of made ground were noted; a loose brick and concrete rubble with clay fill, found in all trial pits, close to ground level, the thickness of which varied from between 1.4–4.5 m OD. The second type was identified as a firm sandy/ gravelly clay between 0.1–2.4 m thick. The investigation also noted that the natural deposits undulate considerably from south-west to north-east.

#### *Summary*

- 5.2.6 Based on the above information,

- Ground level is 31.4 - 33.4 mAOD.
- Brickearth is between 30.6 - 30.7 mAOD (0.7–2.8 m bgl). It is possible that this was originally higher given the extensive level of development that took place across the site.
- Natural Gravel is between 29.2–32.0 mAOD.

- 5.2.7 Based on investigations north of the site and the level of development across the area, it is likely that undated and modern made ground are present, the thickness of which could be as little as 0.2 m but could extend much deeper.

#### *Past impacts*

- 5.2.8 The main impact on archaeological survival in the site would have been from the construction of the existing basement, which covers approximately 45 % of the site and the entire footprint of the building (Fig 12, 13; Mayor's Office for Policing and Crime, 2015). The basement was used as an underground car park and loading bay and has two access ramps in the north-west of the site. The formation level of the basement is unknown, although for this report it is assumed to extend 3.5 m below ground level (including a floor slab of 0.5 m thickness). Excavation for this basement is therefore likely to have extended through any brickearth and into the top of the underlying Gravel. The 2011 evaluation/excavation recorded two 19th century basements with formation levels of c 29.5 mAOD and 29.9 mAOD (**DBA 1**). The 2016-2017 excavation, although carried out more recently, recorded much the same as the 2011 evaluation/excavation, which is more relevant to the application site as it is located closer (PCA 2018; **DBA 1**). Based on this, it is likely the basement has removed all remains within its footprint, although it is possible that truncated remains of basement floors and their foundations could survive.
- 5.2.9 Although the foundations are not known it is likely that they are piled, which will have removed all remains within the footprint of each pile. The extent of the impact depends on the number and density of the piles. Pile caps and connecting ground beams generally 2.0 m below the basement formation level, removing any fragmented remains within their footprints.
- 5.2.10 Prior to the construction of the police station, the former 19th–early 20th buildings on-site will have caused localised truncation of earlier remains through the insertion of standard strip foundations to a depth of around 2.0 mbgl. Deeper foundations including columns or raft may have been used for the larger buildings and will have truncated remains to a deeper level. Goad fire insurance mapping indicates limited basementing of the site prior to the construction of the existing building, with basement below the theatre in the east of site and concrete floors showroom. The fragmented footings of these earlier structures could survive outside the area of the existing basement.

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

- 5.2.11 Archaeological remains could be located directly beneath the ground surface outside the footprint of the basement, in the extreme west and east of the site. Post-medieval remains could be located within and cutting through the made ground, cutting into the underlying natural to an unknown depth. It is likely the basement has removed all archaeological remains, so no remains are expected to survive within its footprint.

### 5.3 Archaeological potential, and significance of likely remains

- 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.

#### *Statement of Significance*

- 5.3.2 *The site has low potential to contain prehistoric remains.* The site's location on the well-drained Lynch Hill gravel close to predictable water resources of the Westbourne River would have made the area attractive for settlement. Despite this, there is no evidence for prehistoric activity within the study area, possibly as a result of post-medieval development and truncation. No prehistoric remains were found adjacent to the site during investigations of West

End Gate.

- 5.3.3 *The site has low potential to contain Roman remains.* The site lies in close proximity to a major Roman road (Edgware Road) where archaeological remains of the road or roadside activity may be expected. However, there is little evidence of Roman activity in the study area as it is likely that any such evidence has been removed by post-medieval development. No *in situ* Roman remains were found adjacent to the site during investigations at West End Gate.
- 5.3.4 *The site has low potential to contain medieval remains.* Aside from two residual sherd of early-late medieval pottery recorded to the north of the site, little evidence has been found within the study area for medieval activity. Although the site lies between the predicted locations for the Saxon and later medieval settlements of Paddington and Lillestone, the absence of *in situ* remains in the study area means it is unlikely that there are surviving medieval remains in the site.
- 5.3.5 *The site has high potential to contain post-medieval remains outside the basement footprint and very low potential for remains within the basement footprint.* Historic mapping shows the site was occupied by at least the mid/late-18th century with buildings and open fields adjacent to Edgware Road. Remains from the mid/late 17th century onwards were found during investigations immediately north-west of the site. This included quarrying and evidence of industrial or commercial activity including domestic buildings. Later 19th century mapping showed the site occupied by a block of mixed-use buildings, as well as the Metropolitan Music Hall – later the Metropolitan Theatre of Varieties. There is high potential for remains outside the area of the basement such as buildings, quarrying, yard surfaces, drains, and rubbish pits. Such remains would be of **low** heritage significance, derived from evidential and historical value. There is low potential for remains within the footprint of the basement.

## 6 Impact of proposals

### 6.1 Proposals

- 6.1.1 The proposals comprise demolition of the Paddington Green Police Station and the erection of three building blocks, ranging from 15 - 32 storeys, *with office, commercial, flexible-commercial, affordable workspace (Class E/F1) and residential uses* (Fig 16). The proposals include excavation of two levels of basement (Fig 14, 15). The upper basement level covers the entire footprint of the building, providing a connection in the north-west of the site to the West End Gate development basement (Fig 14). The lower basement covers a relatively small area of the west of the site, connecting to the southern edge of the West End Gate development basement (Fig 15). Landscaping and associated cycle parking is proposed in open spaces, between the blocks and in the north of the site in the area of Newcastle Place. Foundations will be piled, with pile caps at the top of each pile and ground beams running between piles.

### 6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) stage would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The site has high potential post-medieval building remains in the made ground outside the area of the existing basement. There is very low potential for remains of other periods.

#### *Demolition and site preparation*

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5 mbgl.
- 6.2.5 In the far west and east of the site, outside the area of the existing basement, any archaeological remains in the top made ground, potentially just below the surface, would be removed. The bases of any features deeper in the made ground would survive beneath.
- 6.2.6 Such works within the footprint of the existing basement would have no effect on archaeological remains.

#### *Pile probing and Obstruction removal*

- 6.2.7 The impact of pile probing and the removal of other buried obstructions such as foundations would depend on the size and density of the existing intrusions, which is currently uncertain. Such work would cause the truncation of any archaeological remains immediately adjacent.

#### *Basement excavation*

- 6.2.8 Outside the area of the existing basement, the excavation for new basement areas would remove all archaeological remains within its footprint.
- 6.2.9 The excavation for a second level of basement would have no further impact on archaeological survival, as the above basement will already have removed them all.

#### *Piled foundations*

- 6.2.10 If piling is undertaken outside the areas of proposed and existing basement, archaeological remains within the footprint of each new pile would be removed as the pile is driven

downwards. The severity of the impact would therefore depend on the pile size and type and density of the piling.

- 6.2.11 Pile caps and ground beams generally extend down around 2.0 m ground or basement floor level, Therefore, within the footprint of the existing basement and proposed basement, new piles, pile caps and ground beams would not have any further impact.
- 6.2.12 Outside the footprint of new and existing basement, the excavation of pile caps and ground beams would truncate remains in the made ground where the made ground is deep, reducing their significance to negligible but leaving the bases of deeper features but potentially completely removing remains where it is shallow. In areas of shallower made ground, caps and ground beams would cut into the underlying naturals removing shallow remains but truncating deeper cut remains, such as footings and basements, leaving their bases intact although their context would be lost.

*Shallow foundations, landscaping and new services*

- 6.2.13 All the above are generally considered to extend to a depth of 2.0 mbgl for the purposes of this assessment. Such works would have an impact outside the areas of proposed and existing basements and would be similar to pile caps and ground beams.

## 7 Conclusion and recommendations

- 7.1.1 The site falls within the Watling Street Tier II APA, designated for being within the vicinity of a Roman road, with potential for remains of the road and roadside activity. The northern edge of the site extending beyond Newcastle Place and into the adjacent West End Gate development falls within the Paddington Tier II APA, designated for its potential to contain remains of the historic settlement of Paddington Green.
- 7.1.2 Significant archaeological disturbance is likely to have occurred due to extensive post-medieval development on the site. Potential for remains pre-post-medieval is considered low as the site is located away from past settlements few finds in the vicinity. Localised and fragmented remains of the post-medieval buildings could survive in the extreme east and west of the site, just below the surface and extending down to an unconfirmed depth, outside the footprint of the existing basement.
- 7.1.3 The main impact would be the expansion of the existing Basement Level 1 across the site, which would remove all archaeological remains within the proposed footprint. The proposed second level of basement would have no addition impacts, as all remains would already have been removed by the above basement. New piles, pile caps, ground beams, trench foundations, landscaping and new services would truncate remains would only have an impact outside the footprint of the proposed Basement Level 1. Impacts in these areas would depend on the depth of made ground; where it is deep such impacts would further truncate post-medieval remains (removing shallow features) but where it is shallow they would also truncate or remove earlier remains cut into the gravels. Within the footprint of the new basement, the above impacts, as well as the lower basement level, would have no further impact on archaeological survival. Pile probing and obstruction removal would cause truncation to any adjacent remains.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed development on asset significance.

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

Asset	Asset Significance	Impact of proposed scheme
Localised and fragmented post-medieval building footings (high potential)	Low	Excavation of upper basement level; piled/other foundations, landscaping new services outside proposed basement footprint.  Reduce asset significance to negligible

- 7.1.5 The archaeological potential of the site is likely to be limited to remains of no more than low significance, and in view of this, it is considered unlikely that the LPA would request further site-specific archaeological evaluation of the site either pre- or post- determination of planning consent. This assessment has however identified potential for remains of low significance and it is probable that an archaeological watching brief would be required during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record. This strategy could be refined by the prior archaeological monitoring of geotechnical investigations, which would clarify the nature and depth of deposits: based on the results, it is possible that no further work may be necessary. Any archaeological work would 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 under the granting of planning consent.



## 8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 500 m-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 04/09/2020 and is the copyright of Historic England 2020.
- 8.1.3 Ordnance Survey data © Crown copyright and database right 2020. Historic England statutory designations data © Historic England 2020. The Historic England GIS Data contained in this material was obtained in November 2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

### Abbreviations

AOC – AOC Archaeology

CA – Compass Archaeology

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

ELO – Greater London unique event number

HER – Historic Environment Record

MLO – Great London unique monument number

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

OA – Oxford Archaeology

WA – Wessex Archaeology

DBA No.	Description	Site code/HER/NHL No.
1	<p><b>11–13 Paddington Green, W2</b>  <i>PCA Historic Building Recording 2010</i>                      The building was constructed during the first half of the 19th century although number 13 was rebuilt in the early 20th century while the western half of 11-12 was rebuilt at the end of the 1950s. The building is of steel frame construction and while original elements such as the windows and staircases have been retained a lot of internal decoration has been lost during internal conversions.</p> <p><b>Area E1, West End Green, 285–329 Edgware Road, W2</b>  <i>PCA evaluation and excavation 2011</i>                      The archaeological investigations demonstrated the presence of a stratified archaeological sequence dating from the post-medieval period through to the early 20th century. Natural horizons (Phase 1) were encountered between 30.70m OD and 30.61m OD, whilst the earliest in situ activity dated to the early/mid 17th century (Phase 2). Activity increased from the mid/late 17th century (Phase 3a), with occupation activity, followed by demolition and robbing, occurring during the late 17th/early 18th century (Phase 3b and Phase 3c). At the transition of the late 17th/18th century a break in land use was evident (Phase 3c/4a) and during the earliest stages of the early 18th century there was only limited activity on site (Phase 4a). However, soon after two early 18th century properties were constructed (Phase 4b) and the buildings remained existent during the mid 18th century (Phase 4c and Phase 4d), with a phase of demolition undertaken during the late 18th/early 19th century (Phase 4e). New buildings were constructed during the early 19th century (Phase 5a) with further modification undertaken from the mid/late 19th century onwards (Phase 5b).</p> <p><i>PCA evaluation 2009</i>                      The development of the site from the 17th to 20th centuries could be discerned from building remains and domestic waste deposits that were found. Some deposits had been truncated by modern basements but the remains of post medieval wall foundations, drains and pitting were found on other parts of the site. Natural deposits of clay and gravel were found between 30.7m OD and 32.3m OD.</p> <p><i>PCA Excavation &amp; watching brief 2016–7</i>                      One trench was excavated revealing no in-situ archaeological evidence, however, sherds of medieval residual pottery and ceramic building material was recovered, along with a single sherd of Roman pottery. The earliest in-situ archaeological deposits were interpreted as 18th century property boundaries and horticultural cut features. Evidence of 18th century masonry foundation were also recorded. Later redevelopment on the site was observed, as modern basements, brick culverts and manholes. The natural was observed naturally sloping from c.32.0m OD in the north to c.30.70m OD in the south and south-west of the site.</p> <p><b>283–327 Edgware Road, W2</b>  <i>MoLAS Watching brief 1995</i>                      11 test pits were investigated indicating that there is archaeological survival on the site. In the northern part of the site the archaeological deposits survived to an average depth of 350mm, whilst in the central part of the site there was a survival to a depth of 2.65m and in the southern part of the site the survival was to c 1.00m. Post-medieval quarrying/pitting was noted, as was a garden soil of similar date which covered most of the site.</p>	<p>WEJ09 ELO11198</p> <p>WEJ09 ELO17637</p> <p>ELO10297</p> <p>ELO18566</p> <p>EGW95 ELO10492 MLO66444</p>

DBA No.	Description	Site code/ HER/NHL No.
2	<p><b>Children's Hospital, Paddington Green</b> <i>MoLAS evaluation 1997</i></p> <p>Five trial trenches were excavated. Truncated natural brickearth was recorded in all trenches except Trench 1. It survived to a maximum height of 31.6m OD in Trench 4. It is thought that most of the brickearth had been quarried away. Above the brickearth was a yellowish-brown clayey silt later, which contained material dating to 1550-1700 AD. This layer is thought to relate to agricultural use of the land or result from trampled ground formed during brickearth quarrying. Brickearth extraction is thought to have been undertaken on the site in the 17th-18th century, along with gravel extraction in the 18th century. Two 19th century garden walls were also recorded, which are thought to relate to the boundaries of Paddington House. A single abraded sherd of probable late Saxon pottery was found. No other evidence of the historically attested late Saxon settlement of Paddington was found.</p>	PAG97 ELO4241 MLO71199 MLO71200 MLO71201
3	<p><b>1 Penfold Place, City of Westminster, NW1 6RJ</b> <i>MOLA evaluation 2016</i></p> <p>The evaluation found a significant amount of reworked or redeposited alluvial clays and brickearth underlying the archaeological features and deposits, from the surrounding alluvial environment of the Wentworth and Tyburn rivers. Two distinct phases of building were identified on the site, the earliest from the late 18th or early 19th century and the second post-dating the second half of the 19th century. The earliest structural remains on site comprised a brick-built culvert with York stone and brick roof. The later phase of development on site was characterised by late 19th century footings and foundations, some built on concrete bases. A made ground deposit was present across site, and dated to the second half of the 19th century by recovered finds of ceramics and glass ware. This included glass scent or apothecary bottles and range of everyday wares, including yellow ware, stone ware and combed slip ware.</p> <p><i>MOLA standing building survey 2016</i></p> <p>The present survey was restricted to the south east part of the site, due to the building being bounded on all other sides by buildings. The current structure is a two storey brick building, a workshop, retail unit and three further storage units to the rear. The main mid-19th century building is of a lightweight industrial type with a large loading door on ground floor level and a smaller loading door above at 1st floor level. Two other structures on site date to the mid-20th century.</p>	PFD16 ELO17641  ELO17657
4	<p><b>City of Westminster College - Paddington Green Campus, Paddington Green</b> <i>MOLA watching brief and excavation 2008</i></p> <p>The highest level of survival of archaeological deposits occurred at 32.7m OD. The current ground level at the junction of Church Street and Paddington Green is at 33.1m OD. Although the northern area of the site was part of the Hon Charles Greville's gardens during the 19th century, the southern area of the site was occupied by terraced houses and associated gardens fronting onto Paddington Green. No evidence was found to confirm the presence of the exotic and tropical plants known to have been grown by Greville and it is likely that the glasshouses in which these plants would have been grown were situated further to the north in the area now occupied by Cuthbert House.</p> <p><i>MOLA evaluation 2008</i></p> <p>Two evaluation trenches were excavated, one in the southern part of the site and one in the northern part. Trench 1 revealed natural gravel at 31.6m OD overlying clayey sand at 29.6m OD. This showed signs of fluvial activity which may be related to the ancient rivers of Tyburn and Westbourne. There were no archaeological features in trench 1. Trench 2 revealed a single row of mid-15th to mid-16th century bricks, which were probably used as a path or yard surface during the early 18th century. The trench revealed similar natural gravel at 31.7m OD, underlying a possible 19th century brick path and a brick wall foundation and cess pit likely to be contemporary and associated with the 1807 house of the Hon Charles Grenville.</p>	CIU08 ELO8802 MLO99489  ELO8454

DBA No.	Description	Site code/ HER/NHL No.
5	<p><b>12-20 Praed Street, London</b> <i>MoLAS evaluation 1998</i></p> <p>Five trenches (20m x 5m) were excavated across the site. Natural gravel was observed at levels varying from 29.1m OD to the east and 28.9m OD to the west. The evaluation revealed fragmentary evidence for the construction and subsequent repair or rebuilding of the canal. A relatively deep cut feature in the centre of the site may have represented a dock on the south side of the canal basin, similar to two docks running a short distance eastwards from the east end of the basin that were infilled by the 1960s. Features such as brick-lined drains, a cess pit and wall foundations presumed to belong to other 19th century and later buildings associated with the use of the canal basin were found in all parts of the site. The southern-most corner of the site was cut by a railway tunnel in 1860, reported to be first stretch of urban underground railway ever built.</p> <p><i>Borehole survey 1997 company unknown</i></p> <p>This indicates river terrace gravel at depths of between 4.5-4.8m below ground level. This is capped by good survival of brickearth in turn overlain by 'made ground' which may include archaeological strata.</p>	PRA98 ELO17030 MLO71037
6	<p><b>30-34 Bell Street, Westminster</b> <i>WA evaluation 1994</i></p> <p>Two trenches were machine excavated and hand cleaned. These trenches revealed modern brick and concrete rubble sealing late 19th or early 20th century demolition deposits.</p>	BET94 ELO2776
7	<p><b>The Former North Westminster Community School, King Solomon Academy, Penfold Street, NW1</b> <i>CA building recording 2008</i></p> <p>The site was originally built in 1959/1960 as Rutherford School for Boys by Leonard Manasseh and Partners and is considered the best example of the architects work and a high point in the development of secondary school design.</p> <p><i>CA evaluation 2008</i></p> <p>Two trenches were excavated. No archaeological finds or features predating the later 19th century were observed. However the remains of one of many Victorian terraced properties were exposed in the form of brick walls, concrete slabs and drainage features at the northern limits of the site. To the south three concrete and brick probably column foundations were exposed which may reflect the remains of the temporary church of St Barnabas which stood on the site between 1863 and 1874. Further drainage features were exposed in this area and are considered to represent later 19th century development, possibly relating to the building of Bell Street School in 1874. Natural gravels exposed to the north at 30.0m OD, and to south natural silty deposits were observed at 28.0m OD but were probably badly truncated.</p>	ELO7910  ELO7934 MLO98819
8	<p><b>1-14 Porteus Road, Paddington</b> <i>MoLAS evaluation 1993</i></p> <p>Trenches were dug in an attempt to find traces of medieval Paddington, but found only the garden area of the 19th century Porteus House, and modern intrusions.</p>	PRT93 ELO4330

DBA No.	Description	Site code/ HER/NHL No.
9	<p><b>The Triangle Site, Bishops Bridge Road, London</b> <i>Crossrail building recording 2010</i></p> <p>The main structures focused upon included the Shunt Tunnel, nine former stable vaults, the buttress to the west, and the Goods Ramp and rooms located below. The site represents a fragment of the original 1860s complex of stables and dining rooms, which were associated with the original goods shed to the west of the Bishop's Bridge Road. Much of the fabric was removed through the construction of the Bishops Bridge Road Station in 1930s. The recording revealed that there was significant survival of historic setts to the upper triangle, which provide an insight into flooring materials of the time. It was concluded that the site provides an example of the evolution of historically significant railway related infrastructure.</p> <p><i>OA watching brief 2010</i></p> <p>Deposits of Brickearth were observed during the excavation, this was overlaying an extensive (up to 2.5m thick) sequence of gravels. These deposits were identified as Pleistocene river terrace deposits. Several brick built structures and other remains associated with the Great Western Railway's Paddington Goods Yards and Paddington Station were recorded during the works undertaken. Sections of a cobbled roadway made up of granite setts was uncovered beneath the modern concrete slab at the eastern end of the Upper London Street Deck Site.</p>	<p>ELO19356</p> <p>XSE10 ELO19400</p>
10	<p><b>Paddington Station, Praed Street, City of Westminster</b> <i>PCA building recording 2013</i></p> <p>Paddington Station was designed as the London terminus of the Great Western Railway in 1850/1. In 1881 a purpose-built milk platform was built on the north side of the station, known later as Platform 12, it was covered beyond the train shed in 1887. The building recording suggested that the surviving stretch of canopy over Platform 12 was a replacement and was probably erected around 1912. The report found that from 1866 empty milk churns were loaded onto trains at the west end of the main departure platform, the passenger platform was then extended westward to meet this and was covered by canopy by the early 1880s. The milk platform was subsequently transferred to the newly Platform 1A c.1911-12, this was closed in 1923 and the full length of Platform 1 was given over to passenger use, and in 1932 the platform canopy was extended further westwards.</p> <p><i>Crossrail building recording 2010-2011</i></p> <p>The milk ramp was incorporated into the London Street Deck and allowed the movement of milk churns directly from the train to a cart and out onto the streets. The ramp comprises a short ramp following the eastern boundary of the station, which rises to the south. It is constructed on a simple grid with short east-west girders supported on a large north-south girder to the west and a brick retaining wall to the east. No remains of the milk ramp survive at street level due to the blocking of the ramp and subsequent construction of the Transport Services Building.</p>	<p>PDG12 ELO19658</p> <p>ELO19436</p>
11	<p><b>Bishops Bridge Road Canal Bridge, Bishop's Bridge Road, Paddington</b> <i>Malcolm Tucker building recording 2003</i></p> <p>The structure was opened up from above using two trial pits, which were excavated in the carriageway. The structure was also inspected from underneath, partly from a canal boat. The bridge had been unrecognised as being by Brunel until 2003. Part of the bridge had been demolished in 1906-7 as part of a major campaign of track re-alignment. The bridge was also completely obscured from view from the roadway and towpath due to the construction of the GWR'S goods office and another building opposite. The bridge is thought to have been a one-off design representing a second phase in Brunel's work with cast iron. It was also the earliest iron bridge by Brunel to survive.</p>	ELO20439
12	<p><b>Paddington Goods Yard</b> <i>DGLA evaluation 1990</i></p> <p>No trace of the 1838 railway structures was found, although later 19th century wall were found along with pottery dumps.</p> <p><i>MoLAS watching brief 2000</i></p> <p>No Archaeological deposits were recorded. The natural is Orange silty clay with lenses of grey clay (c. 22mOD).</p>	<p>PGY90 ELO4277</p> <p>PYD00 ELO1136</p>

DBA No.	Description	Site code/ HER/NHL No.
13	<p><b>The Greater London Magistrates Court Authority, 179-181 Marylebone Road, Seymour Place</b> <i>PCA evaluation 2008-2009</i></p> <p>No remains pre-dating the 18th century were observed. Natural clay was observed in Area 2 at approximately 0.9m below ground level. In Area 3 natural clay was recorded at a maximum height of 28.9m OD and was at least 0.5m thick. In Area 1 the truncated remnants of four walls were observed. These were thought to relate to two different structures: The mid 18th-mid 19th century Yorkshire Stingo and three walls possibly associated with the 19th century bath house. Two 19th century walls, thought to be associated with a building to the north of the bath house were also uncovered. In Area 2, two 19th century drains and a large soakaway were recorded. These were superseded by a brick yard surface, drain and a manhole dating to the late 19th to early 20th century. These were truncated by a mid-20th century wall. Three phases of activity were identified in Area 3: the 19th century brewery and brewery yard, the construction of the light well, toilet block and Swedish Church basement in the 1920s and the modern demolition phase construction of the modern drain. Functional relationships between many of the features in Area 3 were also uncovered, such as the levelling layer laid down prior to the construction of the brewery yard. The evolution of the brewery yard into the Magistrates Court car park was clearly recorded.</p> <p><i>Gifford building recording 2008</i></p> <p>179 Marylebone Road was built as the Marylebone District County Court in 1848-49 to the design of Christopher Eales, architect and surveyor, and is perhaps the earliest court building of the mid-19th century surviving in London. It remained in use and was altered in the 1960s and 1985. The rear block has been significantly altered, though the significant front to Marylebone Road survives along with a wide variety of original features. 175 Seymour Place was built in 1874 as St Marylebone New Swimming (Pompeian) Bath to the design of Henry Saxon Snell, and was extended and incorporated in the 1897 Public Baths of 181 Marylebone Road (originally built 1848-49). Its facade on Seymour place as well as a number of the bath features survived the conversion of the Baths to use as a magistrate's court in 1969. Today a good number of features survive within the court building.</p> <p><i>PCA watching brief 2011</i></p> <p>Archaeological remains encountered included three 19th century brick lined soakaways, two mid to late 19th century walls and a series of basements relating to late 19th century buildings fronting Seymour Place.</p> <p><i>MoLAS evaluation 2008</i></p> <p>Trench 1 contained the remains of a Georgian wall and a Victorian yellow stock brick wall, heavily truncated by modern construction. Trench 2 was inaccessible due to live services and so revealed no archaeology. Trench 3 contained the remnants of a series of drains and red brick walls and flagstone surfaces possibly related to an extension to the bathhouse and the courtyard and stables which stood on the land before the court house. Archaeological remains survive on the site from 0.4m below ground surface to a depth of 3.3m, to the south of the site and there is evidence of survival, though limited, to the north. The excavators concluded that archaeological remains are present in the external area which remain largely outside the proposed footprint of the development. Lynch Hill gravels to the west of the site at 27.3m OD rising to 28.2m OD to the east.</p> <p><b>179-181 Marylebone Road, Westminster</b></p> <p>This was the site of the Yorkshire Stingo, a notable site of entertainment during the late 18th and early 19th century. It had a theatre, tavern, bowling green, and brewhouse. Most of the buildings were demolished when significant land was sold to build the first St Marylebone New Swimming (Pompeian) Bath (1874) and later (1848) Public Baths. These were amalgamated in 1897, and survived until 1960s when the buildings were altered to serve as part of the County Court along with the original Marylebone District County Court of 1848/9.</p>	<p>MMM08 ELO19657</p> <p>MMC07 ELO7886</p> <p>MAR11 ELO11864</p> <p>MYC07 ELO7906</p> <p>MLO98832</p>

DBA No.	Description	Site code/ HER/NHL No.
14	<b>17–20 Shillibeer Place, London, W1H 4DL</b> <i>AOC evaluation 2009</i> Construction and occupation deposits dating to the 19th century were found up to 1.8m below the current basement level. These deep deposits probably removed potential earlier deposits. No significant finds or features were found during the evaluation, although porcelain and creamware of 19th century date were recovered, probably relating to a dump of domestic rubbish. Natural sandy clay was observed at 27.49m OD.	SIB09 ELO10321
15	<b>Paddington Basin Health Campus, St Mary's Hospital, Paddington</b> <i>MoLAS building survey 2001</i> An assessment of the standing buildings of the hospital situated between Praed Street to the south and the Paddington Basin of the Grand Union Canal to the north.	PED01 ELO1171 MLO75554
16	<b>199-205 Old Marylebone Road</b> <i>MoLAS evaluation 1999</i> The deposits from the front of the site revealed that later modern activity overlay post-medieval garden or agricultural soil and features dating the 18th century/19th century either overlying or cutting the natural gravel. The earlier post-medieval strata were generally between 1.0-2.0m below the present ground level. No further periods recorded under this site code.	OMR99 ELO4219 MLO7409
17	<b>Paddington Green, Harrow Road, Paddington, Westminster W2</b> This is a remnant of the original village green with origins in the ancient villages of Paddington and Lillestone.	MLO104549
18	<b>St Mary's Functional Association Churchyard, Paddington Green/Harrow Road, Westminster, W2</b> Opened in 1788, this site is distinct from the older, larger burial ground to the north. It was laid out as a public garden in 1892. The southern extent of the ground was removed during the construction of the Westway Flyover in 1972.  <b>Basil Holmes burial ground – St Mary's Churchyard:</b> One acre. The tombstones have not been moved, but the ground has been neatly laid out, and is kept open by the vestry.	MLO70342
19	<b>St Mary's Burial Ground, Paddington Green/Harrow Road, Westminster, W2</b> This large ground was associated with the Church of St Mary to the south but is distinct from the churchyard. It was closed in 1857 and opened as a park in 1885.  <b>Basil Holmes burial ground – The Old Burial-ground, Paddington:</b> Three acres. This adjoins St Mary's Churchyard, and was laid out and opened as a public garden by vestry in 1885. It contains the site of an older church dedicated to St James.	MLO70328
20	<b>Westminster College, Paddington Green, Westminster</b> This is the site of a late 18th to early 19th century house and gardens, owned by the Hon. Charles Greville. He occupied a house on the site during the late 18th century, building a new one in 1807 and filling the garden with imported and exotic plants. Some remains of associated structures were recorded during archaeological work in 2008 (DBA 4), but the house and gardens were demolished and replaced with terraced housing between 1875 and 1896.	MLO99488 MLO11024
21	<b>Paddington Basin, North Wharf Road/South Wharf Road, Paddington, Westminster</b> The 19th century Paddington Basin is accessed by the Paddington Branch of the Grand Union Canal. The basin is located close to Paddington Station and is between North Wharf Road and South Wharf Road. Access via the canal is by an off shoot of the main Paddington Branch.	MLO73085
22	<b>Paddington Mail Centre, 31 London Street / 128-142 Praed Street, Paddington, Westminster</b> The former Paddington Mail Rail Centre and associated Mail Rail in Paddington was first used as a site by Royal Mail in the late 19th century.	MLO103553
23	<b>Mercure Hotel, 144 Praed Street, Paddington, Westminster W2</b> A mid-19th century commercial building currently in use as a hotel.	MLO106790
24	<b>Chapel, Praed Street, City of Westminster</b> Praed Street Baptist chapel began with meetings in a house in Praed Street at the expense of Mrs Alice Ludford in 1827.	MLO107918

DBA No.	Description	Site code/ HER/NHL No.
25	<b>Edgware Road Underground Station, Chapel Street/Transept Street/Maylebone Road, Westminster</b> Edgware Road Underground Station is one of the earliest phases of the Metropolitan Railway.	MLO89976
26	<b>The Water Gardens Designed Landscape, Burwood Place / Edgware Road, London W2</b> The Water Gardens, Burwood Place, is a grade II listed registered park and garden. They were designed in 1961 by Philip Hicks and constructed in 1961-1966 as part of a luxury housing development.	MLO118615
27	<b>Sussex Gardens, Paddington, Westminster W2</b> Sussex Gardens is a private tree-lined avenue, most of which was known as Grand Junction Road until post-1914.	MLO104519
28	<b>10 Cambridge Square, Paddington</b> A private town house offered for use as an auxiliary convalescent hospital during World War One.	MLO106885
29	<b>Penfold Street/Bell Street/Lisson Street, Marylebone</b> <i>CA evaluation 2010</i> The eight trial pits were dug prior to the construction of a cable trench for London Underground. Some of the holes revealed evidence for 17th century activity in the form of a pit, a ditch type features and a brick wall. Pottery of an 18th to 19th century date was also found. Possible building foundations or a cellar of a 19th century date was identified.	LIU10 ELO12554 MLO105481 MLO105482 MLO105483
30	<b>Edgware Road/Aberdeen Place/Lyons Place, Westminster NW8</b> <i>CA watching brief 2010</i> Little archaeology was observed during the watching brief, with most areas exposing existing road layers. On Edgware Road the infilling of Regent's Canal was visible, and at Lyons Place a 19th century brick drain and a courses of 17th century brickwork were present. Natural clay was observed at 0.7m below ground level.	TZY10 ELO12558 MLO105478
31	<b>Medieval village, Paddington Green</b> In a charter of around 959AD, Edgar gave lands at Paddintune to St Peters at Westminster. The parish is not mentioned in Domesday Book, but this could be because it belonged to Westminster. The village was around the green by the fifth century. Roques map shows the village in the fields on the west side of the Edgware Road. The GLHER question the existence of the Saxon settlement.	MLO21679
32	<b>357 Edgware Road, Paddington, Westminster, W2</b> The GLHER notes the location of a telephone kiosk designed by Giles Gilbert Scott in 1927. It was destroyed in a road accident in 2013 and delisted in 2014.	MLO94197
33	<b>Medieval manor of Lilestone, Lisson Grove</b> The manor of Lilestone included land for three ploughs, pasture, woodland, and eight households. In 1238, the manor was granted to the Knights Templar by Otes (Otho), who held the office of Die Engraver to the Royal Mint. The Pope dissolved the order in 1312 and transferred the manor's possessions to the Knights Hospitallers. In 1522, the prior of the Hospitallers was said to have had a house built at his own expense. It is thought to be unlikely that an earlier dwelling house existed on the estate.	MLO2890
34	<b>Site of Lisson Manor House, Old Marylebone Road</b> The GLHER notes the location of a medieval manor house at this location – no further information is provided.	MLO3150
35	<b>The Chapel Public House, Chapel Street, London</b> The Chapel Public House, previously the Pontefract Castle, was built as part of the early 19th Century development of Lisson Green, the building is outlined in Darton's 1817 New Plan of London and was first recorded as a public house from 1833-1834.	MLO109139
36	<b>17 and 18 Paddington Green, W2</b> Grade II listed pair of 19th century houses, with later additions of a third floor and rebuilding to the entrance bay of No. 18. Entrance wing to No. 17 rebuilt in the 20th century. Yellow-brown brick with stucco dressings. Roof concealed. Four storeys and a basement, two bays with recessed lower entrance bay to left. Tripartite casements to 1st floor with iron balconies and swept canopy to No. 17. Sixteen pane sashes above. Much rebuilding above.	1065912

DBA No.	Description	Site code/ HER/NHL No.
37	<b>Children's Hospital, Paddington Green, W2</b> Grade II listed children's hospital built 1895 by H.P. Adams architect. Red brick, red terracotta dressings, five storeys, sixteen main bays plus entrance to centre. Left three bays with Dutch gable over; right bays to first and second floor with mid-20th century extension. Listed mainly for tile pictures, including thirteen set in walls of the day centre inside the outpatients department (subjects include 'Frenchay', 'As happy as a King', 'Paddington Green', 'Digging on the sands', a game of snowball, a tea party and so on, as well as further tile pictures now covered up in Mary Adelaide and Princess Louise wards.	1357437
38	<b>Pair of K6 telephone kiosks at edge of Paddington Green, opposite numbers 8–10, Paddington Green, W2</b> Grade II listed K6 telephone kiosks c. 1935, by Giles Gilbert Scott. Cast iron, intact square kiosks of K6 type with domed roof, unperforated crowns to top panels and margin glazing to windows and doors.	1065970
39	<b>Statue of Mrs Siddons, Paddington Green, W2</b> Grade II listed statue of Mrs Siddons unveiled 1897 by L J Chavalliaud. White marble statue on Portland stone pedestal. The statue depicts Mrs Sarah Siddons (1755–1831), the great tragic actress, and is based on Sir Joshua Reynolds' painting of her entitled 'The Tragic Muse'. She is dressed in classical costume and seated in dramatic attitude with a dagger in her right hand.	1357438

## 9 Planning framework

### 9.1 National Planning Policy Framework

9.1.1 The Government published the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and provided additional clarification in the form of the *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF was published in July 2018, with minor revisions published in February 2019 (MHCLG 2019).

#### *Conserving and enhancing the historic environment*

9.1.2 The NPPF section concerning "Conserving and enhancing the historic environment" (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

**Para 184.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**Para 185.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

**Para 186.** 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 187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**Para 188.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

#### **Proposals affecting heritage assets**

**Para 189.** 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 190.** 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 into account when considering the impact of a proposal on a

heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 191.** 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 192.** In determining applications, local planning authorities should take account of:

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

#### Considering potential impacts

**Para 193.** 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Para 194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 195.** 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 total 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; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, 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.

**Para 196.** 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, where appropriate, securing its optimum viable use.

**Para 197.** 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 directly or indirectly affect 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 198.** Local planning authorities should not permit the 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 199.** Local planning authorities should 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.

**Para 200.** 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 the asset (or which better reveal its significance) should be treated favourably.

**Para 201.** Not all elements of a Conservation Area or World Heritage Site 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 195 or less than substantial harm under paragraph 196, 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 202.** 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.

## 9.2 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: The Spatial Development Strategy for Greater London* (GLA 2021), formally published on 2nd March 2021.

9.2.2 Policy HC1 "Heritage conservation and growth" of the *Publication London Plan* relates to London's historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

9.2.3 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

9.2.4 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public

on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

## 9.3 Local planning policy

9.3.1 The council submitted the City Plan 2019–2040 to the Secretary of State on 19 November 2019. Following an independent examination by the Planning Inspectorate the council received the Inspectors' Report on the City Plan 2019-2040 on 19 March 2021. This concludes that with the recommended main modifications, the plan is sound and compliant with legal requirements. Given the advanced stage in the plan-making process, all policies in the City Plan 2019-2040 will therefore now carry significant weight as a material consideration when Westminster City Council carries out its duty under s.38(6) of the Planning and Compulsory Purchase Act 2004. Once the City Plan 2019-2040 has been adopted, it will be the Local Plan for Westminster and will replace all current policies in Westminster's City Plan (November 2016) and saved policies in the Unitary Development Plan (2007). Heritage and archaeology are dealt with in **Design and Heritage Policies** and are set out below

### 39. Westminster's heritage

**A.** Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to and awareness of the city's heritage will be promoted.

**B.** Development must optimise the positive role of the historic environment in Westminster's townscape, economy and character and will:

1. ensure heritage assets and their settings are conserved and enhanced, as appropriate to their significance;
2. secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs;
3. place heritage at the heart of place making and good growth, maintaining the unique character of our heritage assets and delivering high quality new buildings and spaces which enhance their settings.

### Listed Buildings

**G.** Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the original building and protecting or, where appropriate, restoring original detail and significant historic fabric.

**H.** Changes of use to listed buildings will be consistent with their long-term conservation and help to restore, retain and maintain buildings, particularly those which have been identified as at risk.

**I.** Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.

**J.** Demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances.

### Conservation Areas

**K.** Development will preserve or enhance the character and appearance of conservation areas and protect their settings. Features that contribute positively to the significance of conservation areas will be retained and opportunities taken to enhance them and their settings, wherever possible.

**L.** There will be a presumption that unlisted buildings that make a positive contribution to a conservation area will be conserved, unless it has been demonstrated that the relevant tests in national policy have been met. Buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high quality building which will improve their appearance in the context of the conservation area and their environmental performance.

**M.** The contribution of existing uses to the character, function and appearance of conservation areas will be considered and changes of use supported where they make a positive contribution to conservation areas and their settings.

### Archaeology

**N.** Westminster's Scheduled Monuments and their settings will be preserved, and opportunities taken to enhance and communicate their significance, where appropriate.

**O.** Applicants for development which involves excavation or ground works in Westminster's Archaeological Priority Areas or other areas suspected of having archaeological potential will demonstrate that they have properly evaluated the archaeological potential and significance of the site and assessed and planned for any archaeological implications of proposals.

**P.** Archaeological deposits will be preserved in situ wherever possible. Where it has been demonstrated that the conservation of archaeological remains in situ is impossible or deposits are considered to be of lesser significance, full investigation, recording and an appropriate level of publication and archiving will be required, including public display and interpretation, where appropriate.

### Non-designated Heritage Assets

**R.** Non-designated heritage assets (including local buildings of merit, archaeology and open spaces of interest within and outside conservation areas) will be conserved. When assessing proposals affecting non-designated heritage assets, a balanced judgement will be made regarding the scale of any harm or loss of the asset and the benefit of the proposed development.

## 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 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).
- 10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings 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 (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

- 10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, 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 13.4, 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 (e.g. 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 (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based 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>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 (i.e. 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 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 county 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> , i.e. 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, e.g. 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

- AGL, 2000 MoLAS, *The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London*, London
- Brooke C, 1975 *London 800–1216: The Shaping of a City*. London
- CIfA [Chartered Institute for Archaeologists] 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Published December 2014, Reading.
- CIfA [Chartered Institute for Archaeologists] 2014b, *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*, Published December 2014, Reading
- CIfA [Chartered Institute for Archaeologists] 2017, *Standards and guidance for historic environment desk-based assessment*, Published December 2014, updated January 2017, 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*
- Domesday Book, A Complete Translation*, eds Williams, A. and Martin, G.H. 1992, 2002. London: Penguin Books
- EH [English Heritage], 2008 *Conservation principles, policies and guidance*. Swindon
- GLA [Greater London Authority], 2016 *The London Plan. Spatial Development Strategy for Greater London*. March 2016
- GLA [Greater London Authority], 2017 *The London Plan The Spatial Development Strategy for Greater London: Draft for public consultation*. December 2017
- GLA [Greater London Authority], 2019 *The London Plan – Intend to Publish version*. December 2019
- HE [Historic England] 2015a, *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.
- HE [Historic England] 2015b *Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 2*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.
- HE [Historic England] 2017 *Conservation Principles for the Sustainable Management of the Historic Environment*, Consultation Draft, 10th November 2017  
<https://content.historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft.pdf>
- Holmes, Basil (Mrs) 1896 *The London Burial Grounds: Notes on their history from the earliest to the present day (1896)*. New York: MacMillan & Co
- Humphrey-Smith C, 1984 *The Phillimore Atlas and Index of Parish Registers*.
- Margary, I D, 1967 *Roman Roads in Britain*. London: Baker
- MHCLG [Ministry of Housing, Communities and Local Government], 2019 *National Planning Policy Framework*, revised February 2019
- MoLAS [Museum of London Archaeology Service], 2000 *The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London*. London
- PCA [Pre-Construct Archaeology], 2009 *An archaeological evaluation at West End Green, 285–329 Edgware Road, City of Westminster*. Unpub report.
- PCA [Pre-Construct Archaeology], 2011 *Area E1 West End Green, City of Westminster: Assessment of an archaeological evaluation and excavation*. Unpub report.
- PCA [Pre-Construct Archaeology], 2018 *285-329 Edgware Road (West End Green) City Of Westminster, An Archaeological Assessment*. Unpub report
- Taylor J, Humphrey R, 2015 *The post-medieval development of Paddington Green: excavations at West End Green, 285-329 Edgware Road, City of Westminster*, London Archaeologist 162-167
- Victoria County History (VCH) 1989 *A History of the County of Middlesex Volume ix*.
- Weinreb B and Hibbert C (eds), 1995 *The London encyclopaedia*. Macmillan. London
- Weinreb B Hibbert C, Keay J, Keay J (eds), 2008 *The London Encyclopaedia*. London: Macmillan

### 13.2 Other Sources

- British Geological Survey online historic geology borehole data and digital drift and solid geology data
- Greater London Historic Environment Record
- Historic England designation data
- Internet – web-published sources:
- Greater London Authority  
[https://www.london.gov.uk/sites/default/files/intend\\_to\\_publish](https://www.london.gov.uk/sites/default/files/intend_to_publish)
- City of Westminster – City Plan  
<https://www.westminster.gov.uk/information-westminsters-planning-policies>
- Groundsure historic Ordnance Survey mapping
- Museum of London Archaeological Archive

### 13.3 Cartographic sources

- Brasiel's Map of 1742 (Westminster Archives)
- Cary's Map of 1782 (Westminster Archives)
- Rocque, 1766 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round', reproduced in Margary, H, 1971 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round' by John Rocque, 1766, Margary in assoc Guildhall Library, Kent
- Stanford, 1862 'Stanford's Library Map of London', reproduced in Margary, H, 1980, 'Stanford's Library Map of London' 1862, Margary in assoc Guildhall Library, Kent

#### Ordnance Survey maps

- Ordnance Survey 1st edition 5' map (1868).
- Ordnance Survey 2nd edition 5' map (1896).
- Ordnance Survey 3rd edition 25" map (1915-16).
- Ordnance Survey 1:1250 scale maps (1952-53, 1969-72)

#### Architects Drawings

- Squire and Partners 2020, *Site Location Plan*, dwg. 15044-SQP-ZZ-ZZ-DR-A-PP001
- Squire and Partners 2020, *Basement 1 Option 1*, dwg. 15044-SQP-VB-B1-DR-A-SK335
- Squire and Partners 2020, *Basement 2 Option 1*, dwg. 15044-SQP-VB-B1-DR-A-SK336

### 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