

**22 Hanover Square,
Mayfair**

**Archaeological Desk-
Based Assessment**

Client: PETER BRETT ASSOCIATES LLP

AB Heritage Project No:10546

Date:29/04/2015

22 Hanover Square, Mayfair Archaeological Desk-Based Assessment

Client Peter Brett Associates LLP
Project Number 10546
Prepared By Chloe Smith
Illustrated By Zoe Edwards
Approved By Hannah Simpson

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	CS	HS	29/04/2015

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Southern)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction.....	4
1.1	Project Background	4
1.2	Site Location & Description.....	4
1.3	Geology & Topography.....	4
1.4	Proposed Development	4
2.	Aims & Methodology	5
2.1	Aims of Works	5
2.2	Methodology of Works	5
2.3	Assessment of the Cultural Heritage Resource	6
2.4	Impact Assessment Criteria.....	7
2.5	Limitations	9
3.	Planning & Legislative Framework	10
3.1	Introduction.....	10
3.2	Statutory Protection for Heritage Assets.....	10
3.3	National Planning Policy.....	10
3.4	London Squares Preservation Act (1931).....	11
3.5	London Plan: Further Alterations to the London Plan (March 2015).....	11
3.6	Westminster City Plan: Strategic Policies (2013).....	12
3.7	Westminster's Unitary Development Plan (UDP) (2007)	12
3.8	Supplementary Planning Guidance	16
4.	Archaeological Resource Baseline	17
4.1	Statutory Designated Features	17
4.2	Non Statutory & Historic Environment Record Data	18
4.3	Previous Archaeological Works in the Study Area.....	18
4.4	Archaeology & History Background	18
4.5	Historic Map Sources.....	21
4.6	Site Visit.....	25
5.	Archaeological Potential & Mitigation	29
5.1	Known Heritage Resource	29
5.2	Modern Impacts within the Site Boundary	29
5.3	Potential Archaeological Resource	29
5.4	Predicted Impact of Proposed Development	30
5.5	Outline Recommendations	30

6. References	31
6.1 Documentary Sources & Cartographic Sources	31
6.2 Electronic References.....	31
6.3 Other Sources	31

FIGURES

- Figure 1: Site Location
- Figure 2: Map of Cultural Heritage Features

PHOTOS

- Photo 1: 22-23 Hanover Square facing south-west
- Photo 2: Decorative Number '22' on east-facing facade
- Photo 3: Number 24 adjoining number 23 Hanover Square
- Photo 4: Section of yellow brick and metal railings marking the top of 22-23 Hanover Square
- Photo 5: View across the square from northern side

MAPS

- Map 1: Horwood's Map of 1799 (Westminster City Archives)
- Map 2: Goad Insurance Plan 1889 (Westminster City Archives)
- Map 3: Goad Insurance Plan 1934 (Westminster City Archives)
- Map 4: Block Plan showing Listed Buildings (Westminster City Council 2015)

APPENDICES

Appendix 1 Gazetteer of Cultural Heritage Features	33
--	----

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Peter Brett Associates LLP to produce an Archaeological Desk-Based Assessment covering the proposed development at 22 Hanover Square, Mayfair, London Borough of Westminster (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.
- 1.1.3 This report deals solely with the archaeological resource and does not include an assessment of the wider setting (e.g. Conservation Area, surrounding Listed Buildings etc.) except where relevant to the archaeological context. The setting and character of the Listed Buildings and Conservation Area are assessed within the Townscape and Heritage Assessment (Richard Coleman City designer 2015).

1.2 Site Location & Description

- 1.2.1 The proposed development site lies in the south-western corner of Hanover Square at the junction of Hanover Square and Brook Street, centred at approximately TQ 28874, 80986.
- 1.2.2 The site is currently occupied by an eight storey building of steel and concrete construction with a Portland stone façade and basement level.

1.3 Geology & Topography

- 1.3.1 The site is underlain by a superficial deposits of the Lynch Hill Gravel Member comprising Sand and Gravel. These superficial deposits formed up to 2 million years ago in the Quaternary Period.
- 1.3.2 Superficial deposits are underlain by bedrock geology of the London Clay Formation comprising Clay, Silt and Sand. This sedimentary bedrock was formed approximately 34 to 56 million years ago in the Palaeogene Period (BGS 2015).

1.4 Proposed Development

- 1.4.1 The proposed development will consist of a ten storey building with four basement levels (lower ground, B1, B2 and B3). The height of level B3, the lowest floor, is given on the design proposal as AOD +9.60, some 9.577m below the final floor level of the existing building shown on 19.177 (OS Datum Height).

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
 - London Squares Preservation Act (1931)
- 2.2.3 The Greater London Historic Environment Record (GLHER) is the primary sources of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the GLHER information and data from all other sources listed below, have been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 24th of April 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the Greater London Historic Environment Record
- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and Sarah-Jane Hathaway (Greater London Historic Environment Record Officer; GLHER), it was agreed, given the location and scope of the assessment, that the Archaeological Desk-Based Assessment would examine Listed Buildings within 100m of the proposed development site boundary and heritage records (Archaeology, monuments, events etc.) within 400m of the development site boundary. This was also confirmed with Gill King (Archaeological Advisor, Greater London Archaeological Advisory Service).

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Peter Brett Associates LLP, their client Eros Limited, any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 London Squares Preservation Act (1931)

- 3.4.1 This act seeks to protect certain squares, gardens and enclosures in Greater London.
- 3.4.2 It limits the use of London Squares to 'ornamental pleasure grounds or grounds for play, rest and recreation', and the only buildings and structures allowed are those which are 'necessary or convenient for, and in connection with, the use and maintenance of such squares.'

3.5 London Plan: Further Alterations to the London Plan (March 2015)

Policy 7.8 Heritage Assets And Archaeology

- 3.5.1 Strategic
- A. London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology
- 3.5.2 Planning decisions
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

3.6 Westminster City Plan: Strategic Policies (2013)

Policy S25 Heritage

- 3.6.1 Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

3.7 Westminster's Unitary Development Plan (UDP) (2007)

- 3.7.1 Westminster's Unitary Development Plan (UDP) was approved in January 2007. Parts of it were 'saved' by the Secretary of State in January 2010, while some have been replaced by Westminster's City Plan: Strategic Policies.

Policy DES 9: Conservation Areas

- A. Applications for outline planning permission in conservation areas
- 3.7.2 In the case of outline planning applications within designated conservation areas it may be necessary to require additional details to be produced in order that the physical impact of the proposed development may be fully assessed.
- B. Planning applications involving demolition in conservation areas
1. Buildings identified as of local architectural, historical or topographical interest in adopted conservation area audits will enjoy a general presumption against demolition
 2. Development proposals within conservation areas, involving the demolition of unlisted buildings, maybe permitted
 - a. If the building makes either a negative or insignificant contribution to the character or appearance of the area, and/or
 - b. If the design quality of the proposed development is considered to result in an enhancement of the conservation area's overall character or appearance, having regard to issues of economic viability, including the viability of retaining and repairing the existing building
 3. In any such case, there should also be firm and appropriately detailed proposals for the future viable redevelopment of the application site that have been approved and their implementation assured by planning condition or agreement.
- C. Planning application for alteration or extension of unlisted buildings
- 3.7.3 Planning permission will be granted for proposals which
1. Serve to reinstate missing traditional features, such as doors, windows, shopfronts, front porches and other decorative features
 2. Use traditional and, where appropriate, reclaimed or recycled building materials

3. Use prevalent facing, roofing and paving materials, having regard to the content of relevant conservation area audits or other adopted supplementary guidance
4. In locally appropriate situations, use modern or other atypical facing materials or detailing or innovative forms of building design and construction

D. Conservation area audits

- 3.7.4 The existence, character and contribution to the local scene of buildings or features of architectural, historical or topographical interest, recognised as such in supplementary planning guidance, such as conservation area audits, will be of relevance to the application of policies DES 4 to DES 7, and DES 10.

E. Changes of use within conservation areas

- 3.7.5 Permission will only be granted for development, involving a material change of use, which would serve either to preserve or enhance the character and appearance of the conservation area, bearing in mind the detailed viability of the development.

F. Setting of conservation areas

Development will not be permitted which, although not wholly or partly located within a designated conservation area, might nevertheless have a visibly adverse effect upon the area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area

G. Restrictions on permitted development in conservation areas

1. In order to give additional protection to the character and appearance of conservation areas, directions may be made under article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Types of generally permitted development to which such directions may apply will include:
 - a. painting, cladding or rendering of building facades
 - b. insertion or replacement of doors and windows
 - c. removal or replacement of boundary walls and fences
 - d. alteration of roof profiles and replacement of roofing materials.
2. Such added powers of planning control may be applied to designated conservation areas the subject of adopted conservation area audits or to buildings or groups of buildings therein identified as being of architectural, historical or topographical interest.
3. The existence of such directions will be taken into account in the authorisation of development that may itself be made subject to the removal of permitted development rights, in appropriate individual cases.

Policy DES 10: Listed Buildings

A. Applications for planning permission

3.7.6 Applications for development involving the extension or alteration of listed buildings will where relevant need to include full details of means of access, siting, design and external appearance of the proposed development in order to demonstrate that it would respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest.

B. Demolition of listed buildings

1. Development involving the total demolition of a listed building (or any building listed by virtue of being within its curtilage) will only be permitted if, where relevant, the following criteria are met:
 - a. it is not possible to continue to use the listed building for its existing, previous or original purpose or function, and
 - b. every effort has been made to continue the present use or to find another economically viable use and obtain planning permission, with or without physical alteration, and
 - c. the historic character or appearance of the main building would be restored or improved by the demolition of curtilage building(s), or
 - d. substantial benefits to the community would derive from the nature, form and function of the proposed development, and (in all cases)
 - e. demolition would not result in the creation of a long-term cleared site to the detriment of adjacent listed buildings
2. If development is authorised in conformity with any of the above criteria, it may be made subject to a condition, agreement or undertaking that any consequential demolition shall not be carried out until all the relevant details of the proposed development have been approved and a contract has been entered into for its subsequent execution.

C. Changes of use of listed buildings

3.7.7 Development involving the change of use of a listed building (and any works of alteration associated with it, including external illumination) may be permitted where it would contribute economically towards the restoration, retention or maintenance of the listed building (or group of buildings) without such development adversely affecting the special architectural or historic interest of the building (or its setting) or its spatial or structural integrity.

D. Setting of listed buildings

3.7.8 Planning permission will not be granted where it would adversely affect:

- a. the immediate or wider setting of a listed building, or
- b. recognised and recorded views of a listed building or a group of listed buildings, or
- c. the spatial integrity or historic unity of the curtilage of a listed building.

E. Theft or removal of architectural items of interest

- 3.7.9 In order to reduce the risk of theft or removal of architectural items of interest or value from historic buildings during the course of development, the City Council may require additional security arrangements to be made while buildings are empty or during the course of building works.

Policy DES 11: Scheduled Ancient Monuments, Areas and Sites of Archaeological Priority and Potential

A. Scheduled Ancient Monuments

- 3.7.10 Permission for proposals affecting the following Scheduled Ancient Monuments, or their settings, will be granted providing that their archaeological value and interest is preserved:
1. the Chapter House and Pyx Chamber in the Cloisters, Westminster Abbey
 2. the Jewel Tower.

B. Areas and Sites of Special Archaeological Priority and Potential

- 3.7.11 Permission will be granted for developments where, in order of priority:
1. all archaeological remains of national importance are preserved in situ
 2. remains of local archaeological value are properly , evaluated and, where practicable, preserved in situ
 3. if the preservation of archaeological remains in situ is inappropriate, provision is made for full investigation, recording and an appropriate level of publication by a reputable investigating body.

Policy DES 12: Parks, Gardens And Squares

A. Development adjacent to open spaces

- 3.7.12 Permission will only be granted for proposals adjacent to parks, public and private squares which:
1. safeguard their appearance, wider setting and ecological value
 2. preserve their historic integrity
 3. protect views into and out of these spaces
 4. will not project above existing tree or building lines.

B. Development on or under open spaces

- 3.7.13 Permission will not be given for development on or under those parks, landscaped spaces and public or private gardens, where the open spaces:
1. form an important element in the townscape, part of a planned estate or street layout
 2. are characteristic features of conservation areas
 3. provide the setting of a listed building
 4. are of significant ecological value.

3.8 Supplementary Planning Guidance

3.8.1 Supplementary Planning Guidance (SPGs) are documents which pre-date the production of Westminster's Policy Framework and are no longer produced. However, some SPGs remain relevant as material considerations for determining planning applications.

3.8.2 Those relevant to this assessment are:

- Archaeology and Planning in Westminster SPG (1994)
- Protection of Historic Buildings (2000)
- Historic Parks and Gardens in Westminster SPG (1996)
- Development and Demolition in Conservation Areas SPG (1996)

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 The site is located within Mayfair Conservation Area [AB64].
- 4.1.2 There are no known statutory designated features within the proposed development site. This includes no Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or World Heritage Sites (or sites included on the Tentative List of Future Nominations for World Heritage Sites).

Within the Study Area

- 4.1.3 Within the 400m monument study area surrounding the proposed development site there are:
- Five additional Conservation Areas outside of the Mayfair Conservation Area [AB 64]
 - Harley Street [AB65]
 - Regent Street [AB66]
 - Stratford Place [AB67]
 - East Marylebone Conservation Area [AB68]
 - Soho Conservation Area [AB69]
 - One Registered Park & Garden
 - Berkley Square [AB70]
 - No Scheduled Monuments or World Heritage Sites.
- 4.1.4 Within 100m of the proposed development site there are:
- Two Grade II* Listed Buildings, including 15 St George Street [AB28], adjacent to the southern half of the eastern site boundary.
 - 14 Grade II Listed Buildings [AB 22-27, 29-30, 32-35, 51-52]. The closest to the site are:
 - 24 Hanover Square [AB22], adjoining the site at the northern half of the eastern boundary;
 - 16-17 St George Street [AB27], adjacent to the southern half of the eastern site boundary; and
 - 21 Hanover Square [AB30], opposite the site to the north.

4.2 Non Statutory & Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 The site is not within an Archaeological Priority Area (APA).
- 4.2.2 There are no non statutory features recorded within the proposed development site on the Historic Environment Record.

Within the Study Area

- 4.2.3 Within the 400m study area surrounding the proposed development site, there are 47 non statutory heritage features recorded by the Greater London Historic Environment Record [**AB 1-21, 37- 50, 53-63**], which includes:
- One Archaeological Priority Area [**AB 63**];
 - Two London Squares
 - Hanover Square [**AB36**]
 - Berkley Square [**AB70**]

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 The Greater London Historic Environment Record lists no previous archaeological investigations within the site itself, although a desk-based assessment covering Hanover Square and Brook Street is recorded.
- 4.3.2 The closest event within the study area is a watching brief at 47-52 New Bond Street [**AB71**], c. 15m to the south-west of the proposed development site. Natural soils were only observed in some areas and found to be from 15.18 to 16.85m OD.
- 4.3.3 Another Watching Brief at 28-29 St George Street / 40-44 Maddox Street [**AB72**], c. 50m to the east of the proposed development site, recorded no archaeological features. The mid-17th century Civil War ditch, conjectured as running across this site, was not found. Natural gravels were observed up to 20.2m OD.

4.4 Archaeology & History Background

The Prehistoric Period (c .500,000 BC – AD 43)

- 4.4.1 There are no known heritage assets dating to the Prehistoric period within the site boundary or in close proximity to the site. However, there is evidence of Prehistoric occupation in the 400m study area and wider landscape.
- 4.4.2 Evidence of Prehistoric occupation within the 400m study radius is limited to residual findspots, comprising eight Palaeolithic axes [**AB1 & 3-9**], a Late Neolithic / Early Bronze Age Palstave [**AB10**] and a pottery sherd [**AB2**] thought to be of Prehistoric or Roman date. The closest of these to the site are: a Palaeolithic Handaxe from Princes Place, c. 160m to the north-east of the site, and the Late Neolithic / Early Bronze Age Palstave [**AB10**] recovered in the vicinity of Harewood Place, c.140m to the north of the site.

Roman Period (AD 43 – AD 410)

- 4.4.3 There are no known heritage assets dating to the Roman period within the site boundary. The closest Roman evidence comprises two parallel boundary ditches [AB14] recorded during evaluation at Tenterden Street, c. 110m to the north-west of the site. Another Roman ditch [AB13] has also been recorded on Regent Street c. 350m south west of the proposed development site.
- 4.4.4 Elsewhere in the 400m study area, a Roman bridge, represented by a series of wooden stakes / piles [AB12], was recorded during the construction of a new subway at Bond Street Station in the centre of Oxford Street. Oxford Street itself was known to be a Roman road route travelling westwards out of *Londinium* (Museum of London 2015).
- 4.4.5 An inhumation [AB11] has been recorded at the junction of Marylebone Lane with Oxford Street. This burial is thought to be Roman although no dating evidence was recovered. As mentioned above, a pottery sherd [AB2] thought to be of either Prehistoric or Roman date has been recorded during excavations at 172-182 Regent Street, c. 300m to the south-east of the site.

The Early-Medieval and Medieval Periods (AD 410 – AD 1536)

- 4.4.6 There is no evidence for Saxon / Early-Medieval activity within the site or in close proximity to the site.
- 4.4.7 The Domesday Survey of 1086 records that the Manor of Tyburn was held by Barking Abbey with land for three ploughs, pasture, woodland & eight households. The Early-Medieval village [AB15] was situated on the eastern bank of the Tyburn stream at the junction with Oxford St, c. 320m to the north-west of the proposed development site. The settlement moved approximately half a mile northwards at the turn of the 15th century. A church [AB16] was also recorded here but became derelict in the 14th century and was used as a cattle pound. Evidence related to the Medieval and later water management in the form of conduits [AB18-19], a conduit head [AB20] and a cistern [AB21] have also been recorded in the study area, c. 320m to the north-west of the site in the vicinity of the Medieval settlement of Tyburn.
- 4.4.8 There is no evidence for Medieval activity within the site or in close proximity to the site. The closest Medieval evidence to the proposed development site comprises a Medieval ditch [AB17] was recorded at 172-182 Regent Street, c. 300m to the south-east of the site.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.9 By 1642, the Earl of Clare, Gervase Holles had been granted a licence by Charles I to erect 15 houses, a chapel and several streets 30-40ft wide in the vicinity of the proposed development site. These were named after family titles, Clare St, Holles St and Houghton St (only Holles St [AB49] is extant today). The Ordnance Survey levels in 1873 suggest that a platform was created for the construction of houses on the site. In 1656, Cromwell gave permission for John, Earl of Clare, to establish a market three days a week. Initially called New Market, it soon became known as Clare Market.
- 4.4.10 Archaeological investigations at 172-182 Regent Street [AB38] c. 350m south west of the proposed development, revealed a post-medieval ploughsoil cut by a 17th century ditch. A

series of building foundations were recorded and identified as the chapel of ease (tabernacle) built in 1688 and possibly the attached schoolhouse. A later chapel was built over these remains dating to 1702. Trial pits in the basemented areas of the site revealed foundations relating to the early development of Regent Street.

- 4.4.11 A civil war siegework **[AB45]** is recorded at Mount Row, c.380m to the south-west of the proposed development site, presumably named after 'Olivers Mount' which is identified on a survey of 1717. A conjectured line of civil war defences is also thought to be approximately 50m to the east of the proposed development site but no evidence was discovered during a watching brief at 28-29 St George Street / 40-44 Maddox Street **[AB72]**.
- 4.4.12 The closest recorded archaeological remains to the proposed development site comprise: an undated quarry pit sealed by post-medieval dumping **[AB61]** recorded as part of the cross rail works within Hanover Square, c. 60m to the north of the proposed development site; and an 18th century gravel extraction pit and well **[AB42]** at Tenterden Street, c. 110m to the north-west of the site; both of which provide evidence of post-medieval industrial activity in the area.
- 4.4.13 An evaluation at nearby Horse Shoe Yard **[AB48]**, c. 100m to the south-west of the site, recorded a water channel with a sequence of alluvial and flood deposits relating to a former channel of the River Tyburn. The channel silted up and was infilled by the 18th century leaving low-lying marshy ground, upon which documented building development around the Georgian street layout took place. An 18th century dump, walls, drains and cess pit were also recorded here.
- 4.4.14 Much of the post-medieval evidence from within the study area relates to built heritage, including 15 Listed Buildings within 100m of the site **[AB22-35 & 51-52]**. The site is located in Mayfair Conservation Area, which is dominated by townhouses reflecting the history of English domestic architecture from the early 18th to the early 20th century (Westminster City Council 2004).
- 4.4.15 Hanover Square is a protected London Square **[AB36]**, originally laid out from 1713 onwards with the first leases issued in 1717. Number 24 Hanover Square **[AB22]**, adjacent to and adjoining the site, represents one of only four houses remaining from the original layout, although it was largely rebuilt c. 1983 (Bradley & Pevsner 2003). Opposite the site is number 21 Hanover Square, which was built in c.1740-50 but was remodelled in the mid 19th century and later. St Georges Street, which runs perpendicular to the southern edge of Hanover Square, was laid out in 1715 but the 1st Earl of Scarborough in connection with Hanover Square. Number 15 St Georges Street **[AB 28]** dates to c.1720 and was designed to mark the central dominant position on the western side of the street. Number 16-17 **[AB27]** preserve 18th century features, while numbers 13-14 St Georges Street **[AB26 & 24]** are retained facades and 12a is a facsimile rebuild c.1979. Number 18 St Georges Street is a modern 1930s structure (ibid.). A more detailed account of the historical development of the buildings and contextual setting of Hanover Square is included in the Townscape and Heritage Assessment (Richard Coleman Citydesigner 2015).
- 4.4.16 Kelly's street directories from 1860 to 1900 record that Hanover Chambers occupy number 23 Hanover Square in the north-east of the site (see Historic Map Sources, below). Number 22 is

occupied by Alosse, Dayral & Co. Woollen Warehousemen from 1870 onwards (Kelly's Directory 1860-1900).

- 4.4.17 Also within the study area is Berkley Square [**AB68**], a Registered Park and Garden and London Square, comprising a 17th century garden and 18th century town square laid out in the 1740s, c. 300m to the south-west of the proposed development site.

Modern Period (AD 1901 – present)

- 4.4.18 Kelly's street directories from 1900 record that number 22 is still occupied by Alosse, Dayral & Co. Woollen Warehousemen until the 1920s. Hanover Chambers still occupy number 23 in 1900 but between 1910 and 1920 Number 23 is occupied by Lucile Ltd. Court Dress Makers (Kelly's Directory 1900-1930).
- 4.4.19 The site is currently occupied by numbers 22-23 Hanover Square, which was built by G. Jeeves in 1926-28 and is described by Bradley and Pevsner as simply 'stone-faced' and 'big' (Bradley and Pevsner 2003). During the 1930s, this building was occupied by *British Celanese Ltd.*, a manufacture of cellulose products, as recorded in Kelly's Directory (1930) and shown on the Goad Insurance Plan of 1934 (see below).
- 4.4.20 One Listed Building of Modern date is recorded within 100m of the proposed development site, comprising 47 and 48 New Bond Street [**AB52**], built in 1906.
- 4.4.21 Many of the large townhouses were converted into makeshift hospitals for wounded officers during the First World War, including: 34 Grosvenor Street, (Beckett Hospital for Officers) [**AB53**]; 19 Cavendish Square [1 Harcourt House] (Auxiliary Hospital for Officers) [**AB54**]; 27 Berkeley Square (Mrs F W Salisbury-Jones' Hospital for Officers) [**AB55**]; No 78, Grosvenor Square, (Red Cross Hospital for Facial Injuries) [**AB56**]; 16 Bruton Street, (Lady Evelyn Mason's Hospital for Officers) [**AB58**]; and 5 Grosvenor Square, (Coulter Hospital) [**AB57**].

Undated

- 4.4.22 There are no undated features recorded within the proposed development site.
- 4.4.23 There are however three recorded features within 400m of the proposed development site recorded on the Historic Environment Record. This includes ceramic building material [**AB 60**] located c. 200m south west of the proposed development site and an undated post hole [**AB 62**] c. 150m north west of the proposed development site.
- 4.4.24 Closest to the proposed development site is a undated quarry [**AB 61**] on Hanover Square located c. 50m to the north

4.5 Historic Map Sources

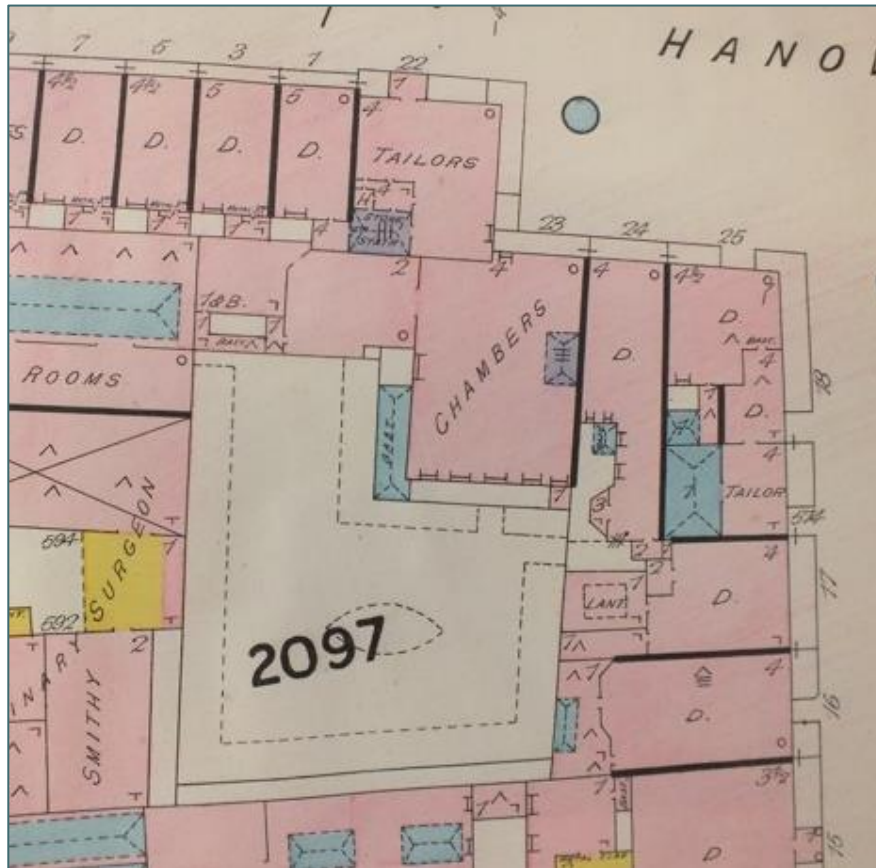
- 4.5.1 A number of early maps were viewed at Westminster Archives on Friday the 24th of April 2015.
- 4.5.2 The earliest available map viewed showing the proposed development site is Rocque's map of 1746. This shows the site already under development. Hanover Square has been laid out with Little Brook Street at the northern boundary of the site. Horwood's Map of 1799 shows the site in greater detail. At this time there are three buildings in the north of the site, while the

southern half is laid out as a garden. Horwood's map of 1813 shows no discernable changes within the site boundary.



Map 1: Horwood's Map of 1799 (Westminster City Archives)

- 4.5.3 The Ordnance Survey map of 1875 shows three terraced buildings fronting onto Brook Street in the north of the site, with a larger L-shaped building to the rear (south) and an enclosed area of garden occupying the southern half of the site.



Map 2: Goad Insurance Plan 1889 (Westminster City Archives)

- 4.5.4 The Goad Insurance Plan of 1889 provides a better indication of the function of the buildings within the site. The building in the very north of the site is a tailors, with two dwelling houses (marked 'D') to the in the north-western part of the site. To the south of these, the structure is marked 'chambers'. These are the Hanover Chambers, as indicated in contemporary trade directories (Kelly's Directory 1890). The southern part of the site is shown undeveloped, perhaps as a yard or garden area
- 4.5.5 The Ordnance Survey maps of 1896 and 1916 show no discernable changes within the site boundary from the previous OS map of 1875.



Map 3: Goad Insurance Plan 1934 (Westminster City Archives)

- 4.5.6 The Goad Insurance Plan of 1934 shows that all the previous buildings within the site have been demolished and replaced by a much larger building which is occupied by *British Celanese Ltd. Artificial Silk Warehouse & Offices*. This represents the current existing building within the site. The plan also shows that the building has concrete floors and is basemented. The basement is shown extending beyond the northern façade as a lens lighted basement extension.
- 4.5.7 The next available Ordnance Survey map to show the site in detail was published in 1952 and reflects a less detailed version of the 1934 Goad Plan. Since the previous OS map of 1916, all the previous buildings within the site have been demolished and replaced by a much larger building, which occupies numbers 21 and 22. This building covers the whole site area except for a very narrow strip at the western boundary and small square section at the eastern boundary.
- 4.5.8 By 1968 the Ordnance Survey Map shows that the building occupying the site is labelled *Celanese House*.
- 4.5.9 In 1992, the Ordnance Survey Map shows that the same building 'Celanese House' still occupies the site but there have been some changes to the layout of the northern elevation, which seems to have been squared off at the corner of Hanover Square. These changes appear to have been contemporary with some modifications to the road layout in this corner

of the square, bringing Celanese House more into the Square. Celanese House is now marked as numbers 22 and 23.

4.6 Site Visit

- 4.6.1 A site visit was undertaken by Chloe Smith on the 24th April 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 No access to the building was available at the time of the site visit so the assessment was limited to the outside the building, which is only visible at the northern façade and from a distance over the rooftops of adjacent buildings from some viewpoints (see below).
- 4.6.3 The proposed development site is located in the south-western corner of Hanover Square. It comprises an eight storey stone-faced building with large plate glass windows at ground level. Number 22 presents an L-shaped façade to the north and east with access gained through double glass doors on the east facing façade leading out onto the pavement. To the right of the door, the wall is carved with a large decorative number '22'. Number 23 presents a north-facing façade with access into number 23 gained through a set of large glass doors facing northwards onto the pavement.



Photo 1: 22-23 Hanover Square facing south-west



Photo 2: Decorative Number '22' on east-facing facade

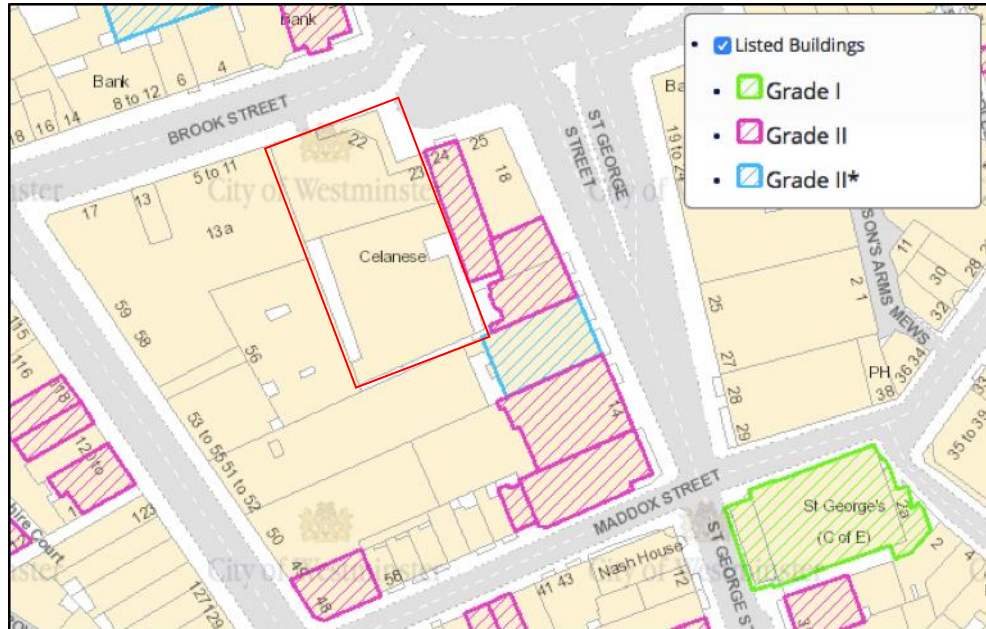
- 4.6.4 The proposed development site is located adjacent to the Grade II Listed Building number 24 Hanover Square. This comprises a five storey brick built terraced house. It adjoins number 23 both on the façade where a brick pillar overlaps the northern façade, and at roof level where the lead flashing adjoins the eastern wall of number 23.



Photo 3: Number 24 adjoining number 23 Hanover Square

- 4.6.5 The site also shares a boundary with the Grade II Listed number 16-17 St George Street. On the southern half of the eastern boundary. Although this boundary was not visible during the site visit due to the built up nature of this block of buildings, mapping appears to show a gap, possibly a yard, separating number 22/23 Hanover Square from the Listed Building 16-17 St

George Street. Grade II* Listed number 15 St George Street is also adjacent to the site but only at the eastern corner of the site. Again this boundary was not visible but mapping indicates that there is no contact between this building and numbers 22-23 Hanover Square.



Map 4: Block Plan showing Listed Buildings (Westminster City Council 2015)

4.6.6 On the western side, number 22 is adjoined to numbers 5-11 and 13a Brook Street and adjacent / adjoined to 56 New Bond Street, all occupied by Fenwicks Department Store. These buildings are not Listed but the Brook Street façade dates to 1838 (Bradley and Pevsner 2003)



Photo 4: View east along Brook Street towards site (far left)

- 4.6.7 Due to the built up nature of the block where the site is located, it is only possible to see the building from certain positions in the surrounding area. The building holds a prominent position in Hanover Square, and is generally visible across the Square from all angles. However, from adjoining streets it is only possible to see the very top of the building over the rooftops of adjacent buildings and only from some distance. For example, from the eastern side of St George Street it is possible to see a small section of yellow brick with some metal railings marking the apex of the building over the roof of number 15 St George Street.



Photo 4: Yellow brick and metal railings marking the top of 22-23 Hanover Square

- 4.6.8 The site holds a prominent position within Hanover Square and is visible from most angles, albeit partially shielded by vegetation or the temporary building site hoarding / machinery that currently dominates the square. It was noted that elsewhere in the square several buildings had been demolished leaving adjacent extant structures supported by external steel props.



Photo 5: View across the square from northern side

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 No heritage assets are recorded within the proposed development site on the Historic Environment Record and no additional features have been noted during this assessment.
- 5.1.2 However, the site is directly adjacent to and adjoining 24 Hanover Square [AB22], a Grade II Listed Building dating to the mid 18th century.
- 5.1.3 The surrounding 400m study area contains a number of heritage assets demonstrating the occupation of the area from the Prehistoric period onwards, including a Prehistoric axes; Roman road and burial; Early-Medieval / Medieval Settlement of Tyburn; 17th century settlement and civil war defences; and 18th century development of London squares, townhouses and quarrying.
- 5.1.4 Buildings representing the early 18th century development of Hanover Square would once have existed within the site boundary, as shown on the historic mapping. However, there is currently no evidence that any earlier remains extend into the site boundary.

5.2 Modern Impacts within the Site Boundary

- 5.2.1 The current building within the site at 22 Hanover Square has a single storey basement covering the whole building footprint and site area. Plans of the existing building show that the final floor level of the basement is 19.177 (OS Datum Height) and structural slab level of 18.892.
- 5.2.2 No geotechnical information is available from within the proposed development site but a watching brief at 47-52 New Bond Street [AB71], c. 15m to the south-west of the proposed development site has observed natural soils from 15.18 to 16.85m OD. Should these levels reflect the ground conditions within the proposed development site, then earlier deposits may survive below the level of the existing basement.

5.3 Potential Archaeological Resource

- 5.3.1 There is currently no evidence to indicate that any archaeological remains pre-dating the post-medieval period are likely to extend into the site. Prehistoric evidence within the study area is limited to residual findspots, and there is very little evidence to suggest significant Roman occupation within the study area. Early-Medieval and Medieval settlement [AB15] was focussed c. 300m to the north-west of the proposed development site, in the area now designated as an Archaeological Priority Area [AB63].
- 5.3.2 Furthermore, Modern impact resulting from the construction of the current basement within the site may have truncated / removed any potentially surviving archaeological deposits across the site. Based on this and the heritage assets recorded in the 400m study area, it is concluded that there is a low potential for the recovery of Prehistoric, Roman, Early-Medieval and Medieval evidence to survive within the site.
- 5.3.3 Cartographic sources indicate that previous buildings contemporary with the development of Hanover Square [AB36] in the early 18th century existed within the site prior to the

construction of the current building. However, based on the level of modern impact and the heritage assets recorded in the 400m study area, it is concluded that there is a low potential for the recovery of post-medieval evidence (e.g. remains of 18th century footings or basements/cellars) to survive below the level of the current basement within the site.

- 5.3.4 While it cannot be confirmed at this time, the perceived value of the above features is likely to be of local-regional importance, at most (in line with Table 1).

5.4 Predicted Impact of Proposed Development

- 5.4.1 This assessment deals solely with the archaeological resource and does not include an assessment of the wider setting. Therefore the impact assessment deals with the direct archaeological impacts of the proposed development only. The impact upon the setting and character of the Listed Buildings and Conservation Area are not within the remit of this assessment but are included within the Townscape and Heritage Assessment (Richard Coleman Citydesigner 2015).
- 5.4.2 Direct impacts occur during the construction process, as an immediate consequence of works. They can arise, for example, through the removal of material during works, the destruction of sensitive deposits caused by the presence of heavy plant, or the alteration of stable ground conditions that may lead to degradation of buried archaeological remains.
- 5.4.3 The proposed development will consist of a ten storey building with four basement levels (lower ground, B1, B2 and B3). The height of level B3, the lowest floor, is given on the design proposal as AOD +9.60, some 9.577m below the final floor level of the existing building shown on 19.177 (OS Datum Height).
- 5.4.4 It is assessed that where excavations for the proposed basement levels extend below the level of the existing basement level there may be an impact upon the below ground archaeological resource, if present. However, potential below ground archaeological remains are likely to have been truncated and may have been removed during the construction of the current building.

5.5 Outline Recommendations

- 5.5.1 It is recommended that the result of any geotechnical surveys (e.g. borehole logs) be passed to a qualified archaeological consultant for review. Where these records show deposits of a date range that have the potential for archaeological evidence to survive then a programme of archaeological works may be required. This would need to be agreed by Gillian King (Archaeological Advisor: Historic England Greater London Archaeological Advisory Service (GLAAS)) who advises Westminster City Council.
- 5.5.2 Details relating to the built heritage considerations of the site are contained in the Townscape and Heritage Assessment (Richard Coleman City designer 2015).

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

Bradley S, and N. Pevsner. 2003. London 6: Westminster. The Buildings of England Series. Yale University Press.

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Greater London Historic Environment Record Order Number 11708-22

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

Kelly's Directory. 1860; 1870; 1880; 1890; 1900; 1910; 1920; 1930. (Westminster City Archives)

Richard Coleman Citydesigner. 2015. 22 Hanover Square, City of Westminster: Draft VII-Townscape and Heritage Assessment. March 2015.

6.2 Electronic References

BGS (British Geological Society) 2015. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 17/04/15]

EH (English Heritage). The National Heritage List for England. <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Heritage Gateway 2015. [online] Available from: <http://www.heritagegateway.org.uk/gateway/> [Accessed 17/04/2015]

Office of Public Sector Information (1979) The Ancient Monuments and Archaeological Areas Act 1979 [online] Available from:
<http://www.statutelaw.gov.uk/content.aspx?activeTextDocId=444101>

Museum of London 2015. Living in Roman London.
<http://archive.museumoflondon.org.uk/Londinium/analysis/publiclife/infrastructure/12+road.htm> [Accessed 26/04/15]

Westminster City Council. 2004. Mayfair Conservation Area Mini Guide.
http://transact.westminster.gov.uk/docstores/publications_store/11%20Mayfair.pdf [Accessed 26/04/15]

Westminster City Council. 2015. Listed Building Interactive Map.
<http://transact.westminster.gov.uk/MyWestminster/MyWestminsterMap.cfm> [Accessed 23/4/15]

6.3 Other Sources

Consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and Sarah-Jane Hathaway (Greater London Historic Environment Record Officer; GLHER) on the 22nd April 2015.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area

APA: Archaeological Priority Area

MLO: Greater London HER

LB: Listed Building

NHLE: National Heritage List for England

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
1	LOWER PALAEO LITHIC	AXE (LOWER PALAEO LITHIC)	OLD BOND ST		MLO2674
2	LOWER PALAEO LITHIC TO ROMAN	POT (PREHISTORIC), POT (ROMAN)	172-182 REGENT ST		MLO60731
3	MIDDLE PALAEO LITHIC	FLAKE (MIDDLE PALAEO LITHIC), HANDAXE (MIDDLE PALAEO LITHIC)	WIMPOLE STREET, WESTMINSTER {PALAEO LITHIC HANDAXES AND FLAKE}		MLO103182
4	MIDDLE PALAEO LITHIC	HANDAXE (MIDDLE PALAEO LITHIC)	PRINCES STREET, WESTMINSTER {PALAEO LITHIC HANDAXE}		MLO103188
5	PALAEO LITHIC	AXE (PALAEO LITHIC), LITHIC IMPLEMENT (PALAEO LITHIC)	HENRIETTA PLACE		MLO12956
6	PALAEO LITHIC	AXE (PALAEO LITHIC)	214 OXFORD ST		MLO2000
7	PALAEO LITHIC	AXE (PALAEO LITHIC)	VERE ST		MLO1893
8	PALAEO LITHIC	AXE (PALAEO LITHIC)	JOHN PRINCES ST		MLO25626

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
9	PALAEOLITHIC	AXE (PALAEOLITHIC)	OXFORD ST (WEST SIDE)		MLO2826
10	BRONZE AGE	PALSTAVE (LATE NEOLITHIC TO LATE BRONZE AGE)	HAREWOOD PLACE		MLO2830
11	ROMAN	INHUMATION	OXFORD STREET [JUNCTION OF]		MLO11021
12	ROMAN	BRIDGE, PILING	OXFORD ST		MLO12183
13	ROMAN	DITCH	REGENT ST		MLO63749
14	ROMAN	DITCH, BOUNDARY DITCH	TENTERDEN STREET (1) {ROMAN DITCHES}		MLO22215
15	EARLY MEDIEVAL/DARK AGE TO MEDIEVAL	SETTLEMENT, VILLAGE	OXFORD ST (JUNCTION OF)		MLO2889
16	MEDIEVAL	CHURCH	OXFORD ST (JUNCTION OF)		MLO12500
17	MEDIEVAL	DITCH	172-182 REGENT ST		MLO60732
18	MEDIEVAL TO 19TH CENTURY	CONDUIT	SOUTH MOLTON STREET		MLO18493
19	MEDIEVAL TO 19TH CENTURY	CONDUIT	PADDINGTON		MLO52002
20	MEDIEVAL TO 19TH CENTURY	CONDUIT HEAD, WATER TANK	OXFORD ST		MLO36452

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
21	MEDIEVAL TO 19TH CENTURY	CISTERN	STRATFORD PLACE		MLO48366
22	17TH CENTURY TO 18TH CENTURY	TOWN HOUSE, SHOP	24 HANOVER SQUARE	GRADE II LISTED BUILDING	MLO95256
23	17TH CENTURY TO 18TH CENTURY	TERRACED HOUSE, TOWN HOUSE	46A MADDOX STREET	GRADE II LISTED BUILDING	MLO96651
24	17TH CENTURY TO 18TH CENTURY	RAILINGS, TERRACED HOUSE, TOWN HOUSE	ENGLISH HOUSE 14 ST. GEORGE STREET	GRADE II LISTED BUILDING	MLO96153
25	17TH CENTURY TO 19TH CENTURY	TERRACED HOUSE, SHOP	49 MADDOX STREET	GRADE II LISTED BUILDING	MLO96571
26	17TH CENTURY TO MODERN	SHOP, TERRACED HOUSE,	13 ST. GEORGE STREET	GRADE II LISTED BUILDING	MLO97613
27	17TH CENTURY TO MODERN	COMMEMORATIVE MONUMENT, SHOP, TOWN HOUSE, PLAQUE, TERRACED HOUSE	16-17 ST. GEORGE STREET	GRADE II LISTED BUILDING	MLO96154
28	18TH CENTURY	TOWN HOUSE, TERRACED HOUSE	15 ST. GEORGE STREET	GRADE II* LISTED BUILDING	MLO94814

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
29	18TH CENTURY TO 19TH CENTURY	TERRACED HOUSE, SHOP	118 NEW BOND STREET	GRADE II LISTED BUILDING	MLO97107
30	18TH CENTURY TO 19TH CENTURY	TOWN HOUSE, RAILINGS,	21 HANOVER SQUARE	GRADE II LISTED BUILDING	MLO96533
31	18TH CENTURY TO MODERN	RAILINGS, AUCTION HOUSE, OFFICE, TOWN HOUSE, TERRACED HOUSE,	20 HANOVER SQUARE	GRADE II* LISTED BUILDING	MLO97414
32	18TH CENTURY TO MODERN	TERRACED HOUSE, SHOP	119 NEW BOND STREET	GRADE II LISTED BUILDING	MLO95057
33	18TH CENTURY TO MODERN	TERRACED HOUSE, SHOP	123 NEW BOND STREET	GRADE II LISTED BUILDING	MLO95600
34	18TH CENTURY TO MODERN	TERRACED HOUSE, SHOP	120-122 NEW BOND STREET	GRADE II LISTED BUILDING	MLO95730
35	19TH CENTURY	STATUE	STATUE OF WILLIAM PITT THE YOUNGER (ON AXIS AT SOUTH END OF SQUARE GARDEN)	GRADE II LISTED BUILDING	MLO97049

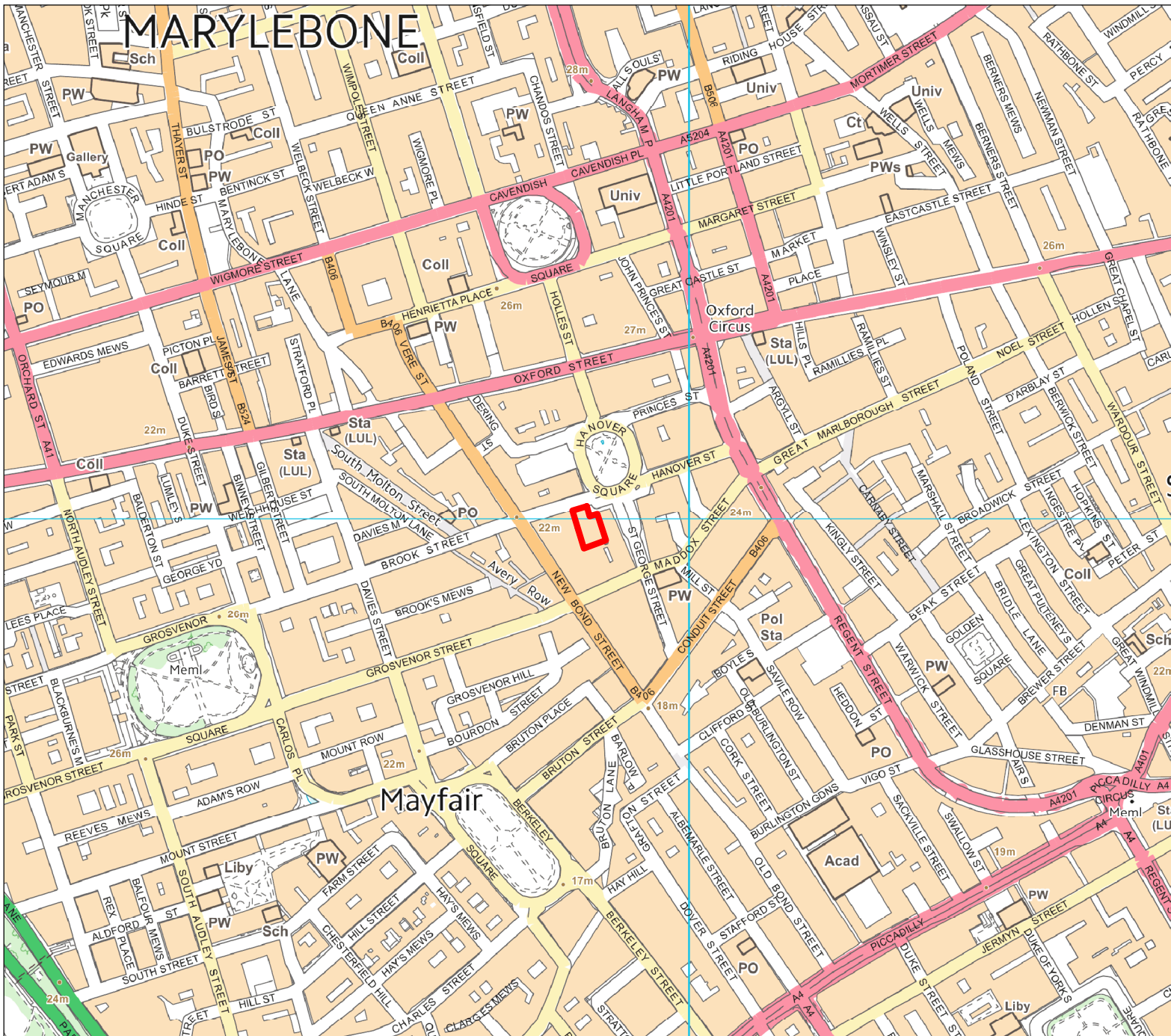
AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
36	18TH CENTURY TO MODERN	SQUARE	HANOVER SQUARE, [HANOVER SQUARE] PROTECTED SQUARE ORIGINALLY LAID OUT IN 1717 AND DESIGNATED UNDER THE LONDON SQUARES PRESERVATION ACT OF 1931.	LONDON SQUARE	MLO101368
37	18TH CENTURY TO 19TH CENTURY	HEARTH	GROSVENOR STREET (NOS. 21-22)/BROOKS MEWS (NOS. 1-2), WESTMINSTER {POST MEDIEVAL HEARTH}		MLO98825
38	POST MEDIEVAL	DITCH, BUILDINGS, CULTIVATION SOIL	172-182 REGENT ST		MLO60734 MLO60735 MLO60736 MLO63750 MLO63751 MLO63753 MLO63755 MLO60733 MLO60737
39	POST MEDIEVAL	BUILDING, DUMP, WALL, FOUNDATION, WELL	9 CONDUIT STREET, CITY OF WESTMINSTER		MLO60779 MLO75518

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
40	POST MEDIEVAL	FLOOR, WALL	NEW BOND STREET (NOS 78-79) {POST MEDIEVAL BUILDING REMAINS}		MLO58029
41	18TH CENTURY	CELLAR?, SOAKAWAY?	GROSVENOR STREET (NO 55) {18TH CENTURY CELLAR/SOAKAWAY}		MLO67017
42	POST MEDIEVAL	GRAVEL PIT, WELL	TENTERDEN STREET (1) {18TH CENTURY GRAVEL PITS AND WELL}		MLO22216
43	POST MEDIEVAL	STRUCTURE	56-60 CONDUIT ST		MLO67252
44	POST MEDIEVAL	WELL, RUBBISH PIT, DUMP	40-41 CONDUIT ST		MLO67745 MLO71654 MLO71655
45	POST MEDIEVAL	BATTERY, SIEGEWORK	MOUNT ROW		MLO10403
46	POST MEDIEVAL	BRIDGE	OXFORD ST		MLO9098
47	POST MEDIEVAL	CELLAR	ST ANSELMS PLACE		MLO67030
48	POST MEDIEVAL	WATER CHANNEL, DUMP, WALL, CESS PIT, DRAIN, WALL	HORSE SHOE YARD W1		MLO75055 MLO75056 MLO75057
49	POST MEDIEVAL	SETTLEMENT	HOLLES ST		MLO72249

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
50	19TH CENTURY TO MODERN	TERRACE, TERRACED HOUSE, SHOP	NEWBURGH STREET (NOS 13-15), [LOWNDES COURT] SOHO, WESTMINSTER {EARLY 19TH CENTURY TERRACED HOUSES}		MLO94692
51	19TH CENTURY TO MODERN	COMMERCIAL OFFICE, SHOP, RAILINGS, WORKSHOP, CLOTHING	NUMBER 47, INCLUDING WORKSHOPS TO REAR	GRADE II LISTED BUILDING	MLO94610
52	MODERN	SHOP, COMMERCIAL OFFICE	47-48 NEW BOND STREET (ADDRESS INCLUDED AS 179)	GRADE II LISTED BUILDING	MLO97562
53	18TH CENTURY TO WORLD WAR ONE	TERRACED HOUSE, TOWN HOUSE, AUXILIARY HOSPITAL	GROSVENOR STREET, (NO 34), MAYFAIR, {BECKETT HOSPITAL FOR OFFICERS DURING WORLD WAR ONE}		MLO94154
54	19TH CENTURY TO MODERN	TOWN HOUSE, AUXILIARY HOSPITAL, APARTMENT	CAVENDISH SQUARE, (NO 19), [1 HARCOURT HOUSE], LONDON, {AUXILIARY HOSPITAL FOR OFFICERS DURING WORLD WAR ONE}		MLO106807
55	18TH CENTURY TO MODERN	SHOP, TOWN HOUSE, STEPS, AUXILIARY HOSPITAL, OFFICE	BERKELEY SQUARE, (NO 27), MAYFAIR, {MRS F W SALISBURY-JONES' HOSPITAL FOR OFFICERS DURING WORLD WAR ONE}		MLO94303
56	19TH CENTURY TO MODERN	HOSPITAL	BROOK STREET, (NO 78), GROSVENOR SQUARE, {RED CROSS HOSPITAL FOR FACIAL INJURIES DURING WORLD WAR ONE}		MLO107230

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
57	19TH CENTURY TO MODERN	TOWN HOUSE, AUXILIARY HOSPITAL	GROSVENOR SQUARE, (NO 5), MAYFAIR, {COULTER HOSPITAL DURING WORLD WAR ONE}		MLO106917
58	19TH CENTURY TO MODERN	HOSPITAL	BRUTON STREET, (NO 16), MAYFAIR, {LADY EVELYN MASON'S HOSPITAL FOR OFFICERS DURING WORLD WAR ONE}		MLO107065
59	MODERN	BUILDING, SHOWROOM, RESTAURANT, OFFICE	GREAT PORTLAND STREET (NOS 19-21), MARYLEBONE, WESTMINSTER, W1 {FORMER CAR SHOWROOM}		MLO89978
60	UNDATED	FINDSPOT	CONDUIT STREET, NO.40-41, WESTMINSTER {UNDATED CERAMIC BUILDING MATERIAL}		MLO67744
61	UNDATED	QUARRY	HANOVER SQ (WEST OF)		MLO67031
62	UNDATED	POST HOLE	NEW BOND STREET (NOS 78-79) {UNDATED POST HOLE}		MLO58027
63	N/A	AREA DESIGNATION	TYBURN SETTLEMENT	APA	DLO35569
64	N/A	AREA DESIGNATION	MAYFAIR CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 11)	CA	
65	N/A	AREA DESIGNATION	HARLEY STREET CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 9)	CA	

AB NO	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	REFERENCES
66	N/A	AREA DESIGNATION	REGENT STREET CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 12)	CA	
67	N/A	AREA DESIGNATION	STRATFORD PLACE CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 10)	CA	
68	N/A	AREA DESIGNATION	EAST MARYLEBONE CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 33)	CA	
69	N/A	AREA DESIGNATION	SOHO CONSERVATION AREA (WESTMINSTER CONSERVATION AREA 14)	CA	
70	17TH CENTURY TO MODERN	GARDEN, SQUARE	BERKELEY SQUARE, {17TH CENTURY GARDEN/18TH CENTURY TOWN SQUARE}, W1TOWN SQUARE ORIGINALLY LAID OUT IN THE 1740S, THE PRESENT LAYOUT DATING FROM THE LATE 1760S	GRADE II REGISTERED PARKS AND GARDENS LONDON SQUARE	MLO59795 DLO32920
71	NEGATIVE EVIDENCE	EVENT	NEW BOND STREET (NOS. 47-52), LONDON, W1: ARCHAEOLOGICAL WATCHING BRIEF		ELO7582
72	NEGATIVE EVIDENCE	EVENT	ST GEORGE STREET (NOS. 28-29) AND MADDOX STREET (NOS. 40-44), LONDON W1: WATCHING BRIEF		ELO6451



Legend
 Site Boundary

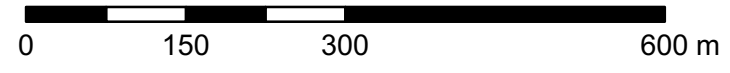


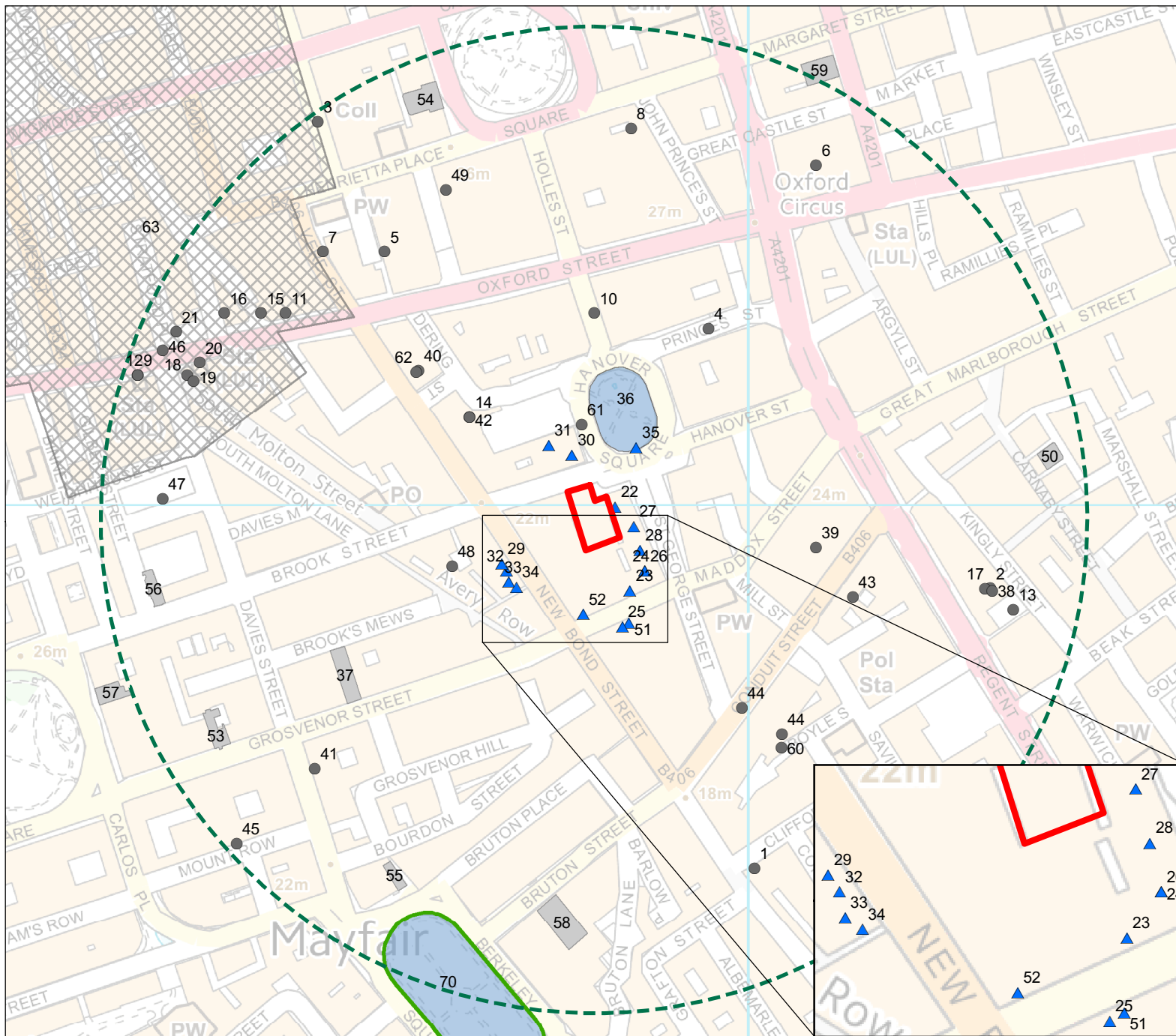
Figure 1: Site Location

Project: 22 Hanover Square

Date: 27/04/15 Job Number: 10546

Drawn by: ZE Approved by: HS





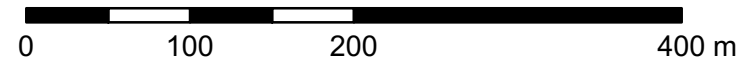
- Legend**
- Monument
 - ▲ Listed Building
 - Monument Area
 - ▨ Archaeological Priority Area
 - ▭ Historic Park & Garden
 - London Square
 - ▭ Site Boundary
 - ▭ 400m Study Area

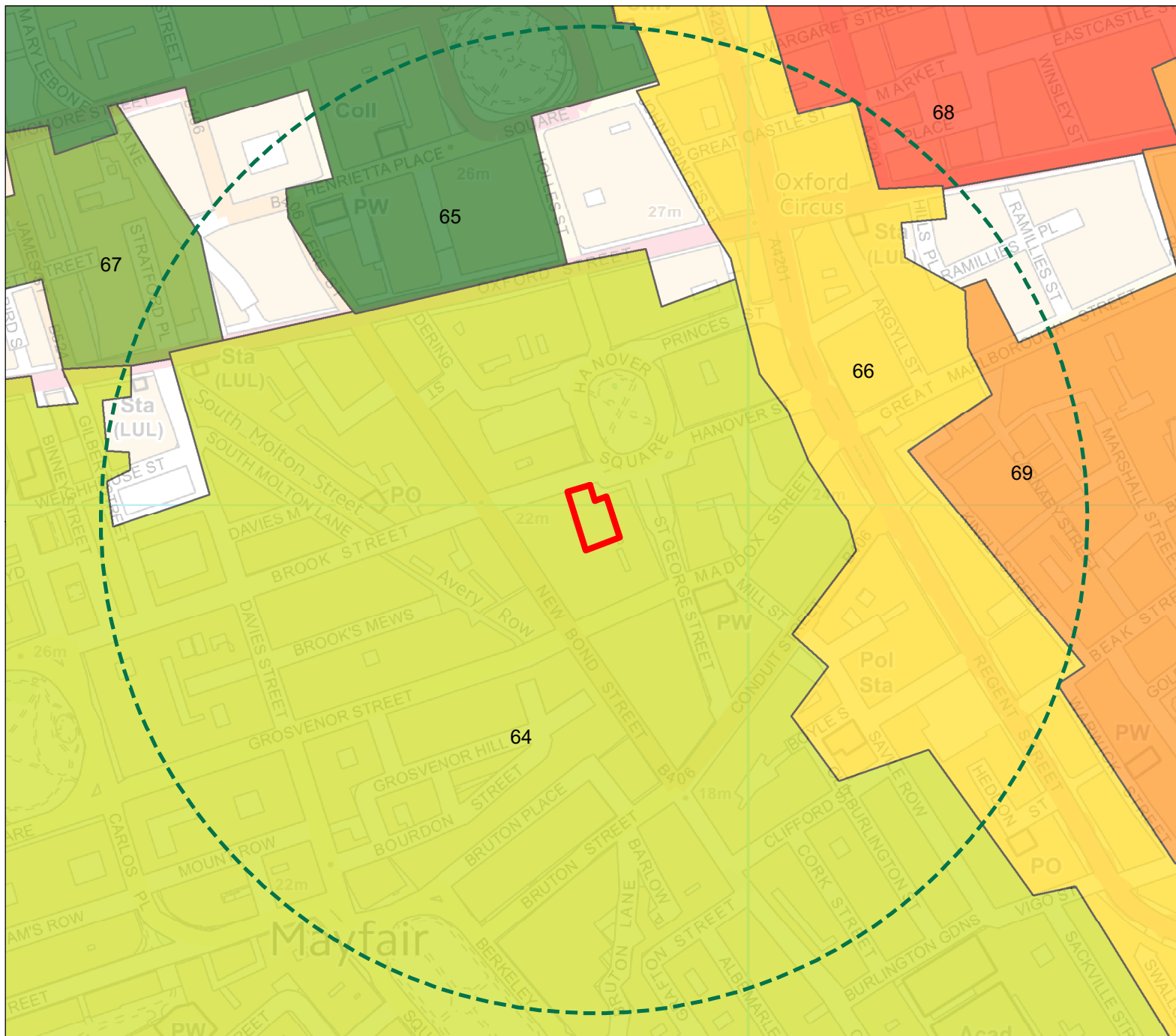
Figure 2: Map of Cultural Heritage Features

Project: 22 Hanover Square

Date: 29/04/15 Job Number: 10546

Drawn by: ZE Approved by: HS

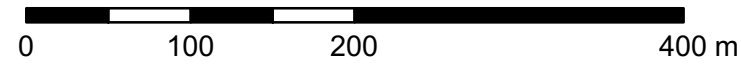




- Legend**
- Site Boundary
 - 400m Study Area
- Conservation Areas**
- Harley Street
 - Stratford Place
 - Mayfair
 - Regent Street
 - Soho
 - East Marylebone

Figure 3: Map of Conservation Areas

Project: 22 Hanover Square	
Date: 28/04/15	Job Number: 10546
Drawn by: ZE	Approved by: HS





AB Heritage Limited
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk