

**123 - 124 New Bond
Street, Mayfair**
**Historic Environment
Desk Based
Assessment**

Client: CALLISONRTKL-UK LTD

AB Heritage Project No:10835

Date:25/05/2016

123 - 124 New Bond Street, Mayfair Historic Environment Desk-Based Assessment

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EXECUTIVE SUMMARY

AB Heritage Limited (hereinafter AB Heritage) has been commissioned by CallisonRTKL-UK Ltd to produce an Historic Environment Desk-Based Assessment covering the proposed development at 123-124 New Bond Street, Mayfair, London Borough of Westminster.

This assessment has reviewed all of the known cultural heritage features within a 100m study area around the proposed development site in order to gain an understanding of the potential impact of the proposal on archaeological and heritage assets. There is no known archaeological resource within the boundary of the site, although the potential archaeological resource is concluded to be low. This resource may relate to remains of post medieval building phases within the site boundary. Such remains are considered to be of negligible importance. The assumed high potential impact of the proposed development would therefore result in a minor significance of effect (see Tables 1-3).

The above ground heritage resource includes a number of listed buildings, and the Mayfair Conservation Area [AB 36] in which the site lies. The façade of the existing building [AB 28 & 29] at the proposed development site is also considered to hold some heritage value. It has been concluded that the proposed alteration to the façade of the buildings within the site boundary would have a positive impact upon the setting of the Conservation Area [AB 36], the listed buildings nearby, and to the heritage of the buildings themselves [AB 28 & 29].

No further work has been recommended to mitigate the impacts of cultural heritage. All recommendations are subject to the approval of the Greater London Archaeological Advisor for Westminster City.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by CallisonRTKL-UK Ltd to produce an Historic Environment Desk-Based Assessment covering the proposed development at 123-124 New Bond Street, 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.

1.2 Site Location & Description

- 1.2.1 The proposed development site is located on the western side on New Bond Street, just north of the junction with Grosvenor Street. No. 123 is located on a corner plot with Lancashire Court running along the northern boundary.
- 1.2.2 The site is currently occupied by Nos. 123 and 124 New Bond Street, which form part of a terrace fronting onto New Bond Street.

1.3 Geology & Topography

- 1.3.1 The site is underlain by 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. Alluvial deposits of Clay, Silt, Sand and Gravel associated with the former channel of the Tyburn Brook are also recorded on the western side of New Bond Street and may extend into the site boundary (BGS 2016).
- 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 2016).

1.4 Proposed Development

- 1.4.1 The proposal seeks to retain and sensitively restore the New Bond Street facades and the Lancashire Court return facade to create a significantly improved retail frontage and a new office entrance on Lancashire Court.
- 1.4.2 The interiors and rear of the properties are to be demolished with new structure and floors constructed to provide significantly improved commercial floor space. The retail floor space will extend over basement, ground and first floor level, while three upper floors of high quality B1 office floor space will also be provided.
- 1.4.3 The Design and Access Statement has stated that 'the retention of the facades is in line with the [previously produced] heritage statement and is the principle driver of the design' (CallisonRTKL 2016).

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 Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).
- 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
- 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 Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 13th May 2016
 - 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 Kerry Kerr-Peterson (Assistant Consultant; AB Heritage) and Gill King (Archaeological Advisor, Greater London Archaeological Advisory Service) it was agreed, given the location and scope of the assessment, that the Historic Environment Desk-Based Assessment would examine Listed Buildings and heritage records (archaeology, monuments etc.) within 100m of the proposed development site boundary.

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 CallisonRTKL-UK Ltd and 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 (May 2016) 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 Plan: Further Alterations to the London Plan (March 2015)

Policy 7.8 - Heritage Assets and Archaeology

- 3.4.1 This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.
- 3.4.2 Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.
- 3.4.3 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.
- 3.4.4 The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.
- 3.4.5 Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting

3.5 Westminster City Plan: Strategic Policies (2013)

Policy S25 - Heritage

- 3.5.1 Policy S25 states that:

‘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.’

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

3.6.1 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, states that:

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, states that 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:

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:

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.'

Policy DES 10: Listed Buildings

3.6.2 Only the relevant policies of DES 10 have been given below.

'(D) Setting of listed buildings - 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.'*

4 ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

- 4.1.1 The site is located within Mayfair Conservation Area [AB 36], which covers the whole area of the 100m study radius.
- 4.1.2 There are a total of 28 additional statutory designated heritage features located within the 100m study area (see Appendix 1). These features all comprise Listed Buildings; the closest of these to the site are 120-122 New Bond Street [AB 20], and 12-13 Lancashire Court [AB 9 & 15], which are located less than 5m to the north of the site.

4.2 Non Statutory Designated Features

- 4.2.1 There are a total of six additional heritage features recorded on the GLHER database located within the 100m study area. The closest of these to the proposed development site relate to an archaeological evaluation at Horse Shoe Yard which encountered 18th century remains and evidence of the former channel of the River Tyburn [AB 2] (see Appendix 1).

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 Heritage Appraisal has been produced in support of this application.
- 4.3.2 A watching brief was undertaken at Nos. 111-112 New Bond Street in 2011. These works comprised the monitoring of ground reductions during the redevelopment of the interior of the building. In the basemented area natural gravels had been removed or heavily truncated during the construction of the existing building and archaeologically sterile silty clay was observed directly below the basement slab at c. 15m OD. Outside this area, remains of an 18th / 19th century brick wall, overlying a 17th-19th century brick drain, were recorded below the lower ground floor at 18.2m OD. Remains of a brick foundation of 19th / 20th century date and a brick lined pit were also recorded. Natural gravels were recorded at 18.1m OD in the east of the site.
- 4.3.3 A watching brief was undertaken at nos. 47-52 New Bond Street in 2007. Seven test pits and three cores were monitored. No archaeological deposits were recorded. Natural alluvium, comprising a silty clay, was recorded at c. 16.4m OD.
- 4.3.4 An archaeological and geoarchaeological evaluation comprising five test pits was undertaken at Horse Shoe Yard, Brook Street in 1997, c. 50m to the northwest of the proposed development site. It was observed that the eastern edge of the River Tyburn appeared to have cut away and eroded the Thames terrace gravels normally found in the area down to the underlying London Clay. Above the clay a sequence of alluvial and dumped deposits was recorded. These deposits related to the former channel of the Tyburn and its silting-up, resulting in marshy land; this was raised c.1.0m by consolidation and the channel culverted. Remains of 18th century walls, drains and cess pits dated were recorded. Natural London Clay was observed at 14.52-15.32m OD.

4.4 Palaeoenvironmental Evidence

- 4.4.1 The British Geological Survey records alluvial deposits of clay, silt, sand and gravel on the western side of New Bond Street (BGS 2016). These are likely associated with the former channel of the Tyburn Brook and may extend into the site boundary. Elsewhere, such deposits have been known to yield palaeoenvironmental evidence, including organic matter, which can provide information about prehistoric and historic landscapes and environments.
- 4.4.2 No geotechnical investigations have yet been undertaken within the site but a desk-top study, which includes borehole data from the immediate surroundings, has been produced (Arcadis 2016). The location of these boreholes is shown in Plate 1. The desk-top study states that they assume London Clay will be encountered at the same levels within the site as recorded in the boreholes (i.e. somewhere in the region of 13.65m OD and 14.65m OD).



Plate 1: Existing Borehole Locations (Arcadis 2016)

- 4.4.3 A borehole in Grosvenor Street, to the south of the site, recorded Made Ground to a depth at 4.5m bgl (14.25 OD), which was below the basement level at that site. Natural clay was encountered at 13.75m OD. On the same site another borehole, outside the basement area, recorded Made Ground to 3.10m bgl (15.65m OD) and natural clay at 14.65m OD.
- 4.4.4 A borehole in Avery Row, to the southwest of the site, recorded Made Ground to a depth of 3.40m bgl (14.35m OD) where concrete was encountered and the borehole was ended. To the west of this borehole, in Brook's Mews, Made Ground was encountered to 1.90m bgl (15.70m OD), below which several other deposits including clay, sand and gravel until natural clay was recorded at 3.20m bgl (14.40m OD).
- 4.4.5 A borehole in New Bond Street, to the southeast of the site, recorded various clay and gravel deposits until natural clay was encountered at 4.10m bgl (13.56m OD). Elsewhere on the same site, Made Ground was recorded to a depth of 0.75m bgl (15.11m OD) and natural clay was recorded at 1.30m BGL (14.56m OD).

4.5 Archaeology & History Background

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

- 4.5.1 There are no known heritage assets dating to the prehistoric period within the site boundary or study area.
- 4.5.2 However, there is evidence of prehistoric occupation in the wider landscape, but this is generally in the form of residual findspots of stone tools. For example, several Palaeolithic handaxes have been found in the wider area, including at Princes Street [Heritage Gateway: GLHER MLO103188] and Old Bond Street [Heritage Gateway: GLHER 081116/00/00]. A Late Neolithic / Early Bronze Age Palstave was also recovered in the vicinity of Harewood Place [Heritage Gateway: GLHER 081141/00/00], to the northeast of the site.

The Roman Period (AD 43 – AD 410)

- 4.5.3 There are no known heritage assets dating to the Roman period within the site boundary or 100m study area.
- 4.5.4 Roman ditches have been recorded at Tenterden Street [Heritage Gateway: NMR 649777], to the northeast of the site and in Regent Street to the east of the site. Oxford Street itself was known to be a Roman road route travelling westwards out of *Londinium* and a section of the Roman road has been observed at the junction of Oxford Street and Park Lane [ADS: NMR_NATINV-969117], c. 900m to the west of the site.
- 4.5.5 A Roman bridge, represented by a series of wooden stakes / piles, was also recorded during the construction of a new subway at Bond Street Station in the centre of Oxford Street [Heritage Gateway: NMR 081202/00/00].

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

- 4.5.6 There is no evidence for Saxon / Early medieval or medieval activity within the site or in close proximity to the site.
- 4.5.7 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 was situated on the eastern bank of the Tyburn stream at the junction with Oxford St. The settlement moved approximately half a mile northwards at the turn of the 15th century [Heritage Gateway: GLHER 081214/00/00].
- 4.5.8 The area of the historic settlement (now an Archaeological Priority Area) is thought to have been in the area to the south of Oxford Street between Binney Street and Woodstock Street, c.230m to the northwest of the site, beyond the 100m study area (Westminster City Council 2004).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.5.9 The Civil War defences of London [**AB1**] were created in 1642-3, and extended for some 11 miles. From Wapping, through Shoreditch, Hyde Park, Tothill Fields, crossing the Thames at Vauxhall, on to St Georges Fields, Elephant and Castle and completing the circuit at Rotherhithe. No contemporary map of the defences exists so there is some difficulty in establishing the number, nature and position of individual works. These included a mixture of

- hornworks, rectangular and bastioned forts, star forts, and other positions and batteries. Between the various strong points was a rampart fronted by a ditch (Pastscape 2016a).
- 4.5.10 Although no physical evidence of civil war defences have been recorded within the 100m study area, it is generally thought that the route of the defences would have passed through the general area, a short distance to the south of the proposed development site.
- 4.5.11 No evidence of the defences were encountered during a watching brief at 28-29 St George Street / 40-44 Maddox Street [Heritage Gateway: NMR 1467442], in the approximate location of the projected line of civil war defences, just beyond the study area, c. 110m to the east of the proposed development site.
- 4.5.12 Mayfair derives its name from a fair held in May in fields around the site of today's Shepherd Market, approximately 680m to the southwest of the proposed development site. Development began in the 1660s when three large mansions, were erected on the north side of Piccadilly. These were followed by smaller scale high quality, speculative residential development. Early development was slow and piecemeal, but increased from the second decade of the 18th century. New Bond Street was developed from 1717 (Westminster City Council 2004).
- 4.5.13 Evaluation at Horse Shoe Yard [**AB 2**], c. 50m to the northwest 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 building development around the Georgian street layout took place. An 18th century dump, walls, drains and cess pit were also recorded here.
- 4.5.14 Much of the post medieval evidence from within the study area relates to built heritage, including 28 Listed Buildings within 100m of the site [**AB 4 - 27 & 30 - 32**]. 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).
- 4.5.15 Many of the houses fronting onto New Bond Street date from the mid-eighteenth century and are Grade II Listed, including Nos. 118 [**AB 17**], 119 [**AB 19**], 121 [**AB 21**] and 122 [**AB 20**]. These reflect the original terraces, although most have been modified to accommodate modern shop fronts. Later buildings were added to the street frontage, including nos. 135-137 [**AB 26**], which were built in 1876-7.
- 4.5.16 Additional buildings of 18th century origin within the study area include: 4 - 5 Avery Row [**AB 4, 16 & 18**], 10 Avery Row [**AB 22**], 9 Lancashire Court [**AB 11**], 12-13 Lancashire Court [**AB 9 & 15**], 46a Maddox Street [**AB 6**], 49 Maddox Street [**AB 8**], 23 Brook Street [**AB 10**] and English House at 14 St George Street [**AB 7**].
- 4.5.17 A contemporary newspaper cutting published in 1823 records that no. 123 New Bond Street was home to 'Twelfth Cakes' run by an Italian confectioner named Jarrin. In the article it also states that Jarrin property has "enlarged his premises, and made considerable additions to his establishment" (Westminster City Archives: C138(061)), which suggests that some building works were undertaken within the northern half of the site in the early 19th century.

- 4.5.18 The existing building in the northern half of the site is no. 123 New Bond Street, which is dated 1879 and was built in Palladian style by Edmund Marks (Bradley and Pevsner 2003). This building is not listed.
- 4.5.19 The Design and Access Statement for the proposed development describes No. 123 New Bond Street as having 'a traditional Victorian style frontage with a clear structural order and regularly spaced windows. The current shop-front arrangement is only single storey at ground level and is bordered by fluted doric pilasters and an ornate cornice. As stated in the heritage report produced by Turley, which accompanies the planning application, it is believed that the middle pilaster is a later lower quality addition.' (CallisonRTKL 2016).

Modern Period (AD 1901 – present)

- 4.5.20 The building currently occupying the southern part of the site is No. 124 [AB 29], which was built in 1908 by Treadwell & Martin (Bradley and Pevsner 2003). Neither of the buildings within the site are listed, nor are any of the adjoining buildings (Westminster City Council 2016). The Design and Access Statement for the proposed development notes that: 'the facade at 124 is of the higher architectural quality and is more ornately classical in character with some elaborate stone detailing at the higher levels' (CallisonRTKL 2016).
- 4.5.21 Three Grade II Listed Buildings of Modern date are recorded within 100m of the proposed development site. No 179 New Bond Street [AB 31] comprises a commercial palazzo on the corner of New Bond Street / Maddox Street which was built in 1906. It is five storeys with a set back attic level and displays the original two storey plate glass shop fronts. The commercial premises occupying nos. 39-42 New Bond Street [AB 30] was built in 1907-8 with interiors of 1962-3. It comprises a basement and five storeys including an attic. The five storey commercial building at nos. 131-134 New Bond Street [AB 29] was built in 1914 to an individual design in Arts and Crafts style and displays original plate glass shop fronts.

4.6 Historic Map Sources

- 4.6.1 A plan of the City and Suburbs of London as fortified by Order of Parliament in the Years 1642 & 1643', produced by G. Verdue in 1738, shows the approximate locations of the forts and defences. A written description of each fort is also included on the map. The forts are numbered using a different system to Lithgow. Fort 12 is marked as number 14 on the map and is described as '*a large fort with four half bulwarks [small fort], across the road at Wardour Street*'. Fort 13 is marked as number 15 on the map and is described as '*a small bulwark [small fort], at the place now call'd Oliver's Mount*'. These two forts are joined by a straight line of defences leading from northeast to southwest. The site is probably located to the north of this line but it is difficult to discern the exact location.

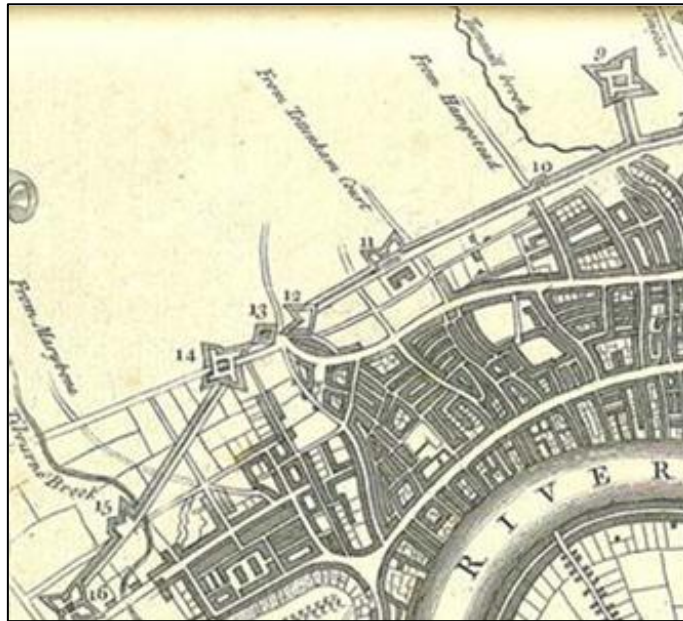


Plate 2: Extract from 'A plan of the City and Suburbs of London as fortified by Order of Parliament in the Years 1642 & 1643'. G. Verdue, 1758

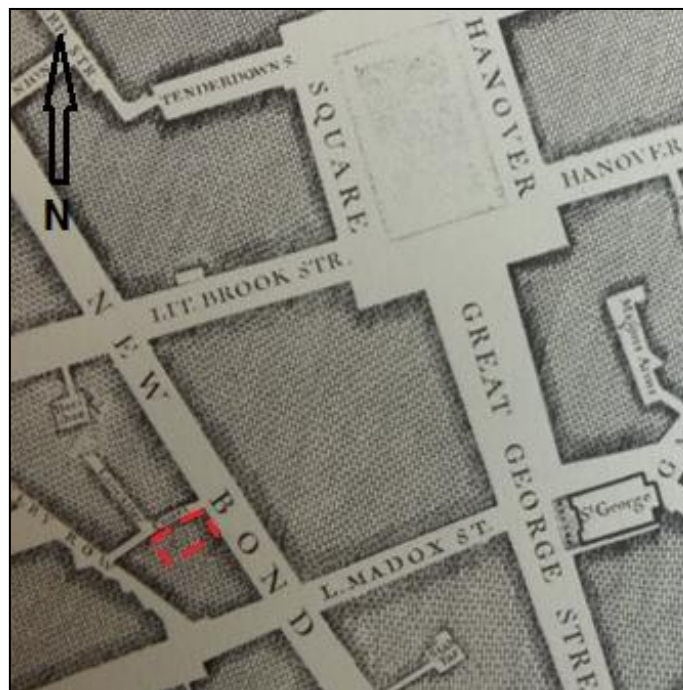


Plate 3: Rocque's Map of London 1746

4.6.2 Horwood's map of 1799 shows the site in greater detail. Two buildings are shown fronting onto New Bond Street. These are numbered 116 (currently 123) and 117 (currently 124). To the rear (southwest), is a terraced row of buildings fronting onto Lancashire Court. The grid-style layout of the roads has created several 'blocks' of buildings. The block in which the proposed development is situated appears to have buildings lining the roads around the perimeter of the block leaving a small enclosed area of land in the centre of the block which

may have been gardens / yards. The garden area extends into the south-western part of the site.



Plate 4: Horwood's Map of London, 1799

4.6.3 The first edition Ordnance Survey map, surveyed 1867-74, shows the whole area of the proposed development is covered by buildings. The southern part of the site (No. 124) is a single building, rectangular in plan. Although the lines on the map are quite faint, it shows that the northern half of the site (currently occupied by the footprint of no. 123) is split into one rectangular building fronting onto New Bond Street and four square buildings fronting onto Lancashire Court.

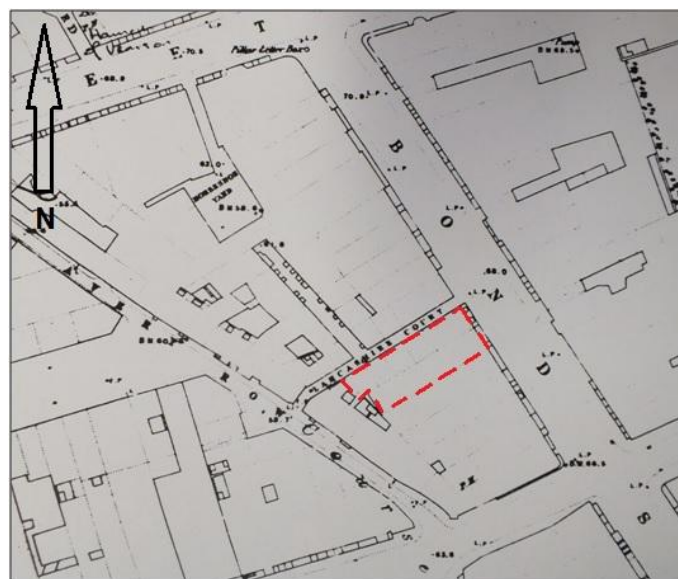


Plate 5: Ordnance Survey map, 1867-74 (Westminster Archives)

- 4.6.4 The following Ordnance Survey map of 1894-96 shows no change to the footprint of no. 124. The rectangular building in the northern corner of the site is still shown but the four square buildings fronting onto Lancashire Court are now shown as a larger single structure.



Plate 6: Ordnance Survey map of 1894-96 (Westminster Archives)

- 4.6.5 The Ordnance Survey map of 1909-19 shows no changes to the buildings in the northern half of the site but the southern building, shows a slight change to the footprint at the western end, which appears L-shaped. The current building is known to have been built in 1908 (Bradley and Pevsner 2003), so this small change to the footprint is likely to represent a rebuilding phase.



Plate 7: Ordnance Survey map of 1909-19 (Westminster Archives)

- 4.6.6 No significant changes are shown within the site boundary on the Ordnance Survey map of 1952 (Plate 8), 1960-62 or 1973-4. At a later date, the 'L'-shaped part of the southern building, no. 124, must have been filled-in by an extension to the existing building, as most

recent plans of the site indicate that the building footprints of nos. 123 and 124 take up the entire plot.



Plate 8: Ordnance Survey map of 1952 (Westminster Archives)

4.7 Site Visit

- 4.7.1 A site visit was undertaken by Chloe Smith on the 13th May 2016. 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.
- 4.7.2 The northern half of the site is occupied by no. 123 New Bond Street [**AB 28**]. No. 123 occupies a corner plot and is adjoined on the southern side by no. 124 while the narrow pedestrian path, Lancashire Court, runs along the northern side of the building. The front (eastern) part of the building is five storeys, including attic level, and the eastern façade, fronting onto New Bond Street, is stone clad (Plate 9). The rear (western) part of the building is two storeys.



Plate 9: Eastern façade of no. 123 (right) and no. 124 (right), looking southwest

- 4.7.3 The northern façade of no. 123, fronting onto Lancashire Court, presents a brick elevation (Plates 10-12). These bricks are of a lighter, more yellow colour on the five storey section (Plate 10) and darker more brown coloured bricks on the two storey section (Plate 11). This difference in colour is probably due to the building originating as two separate buildings, as indicated on OS mapping from the late 19th and early 20th centuries. There are two doorways in the northern elevation, which provide access onto Lancashire Court. There is also a segmental arched lintel formed of soldier bricks at the eastern end of the façade, which marks an old blocked up door (Plate 9).



Plate 10: Lancashire Court at northern site boundary, looking southwest



Plate 11: Northern façade of no. 123 New Bond Street, looking east

4.7.4 No. 124 [AB 29] occupies the southern part of the site. The eastern part of the building comprises five storeys, including attic level. The eastern façade, fronting onto New Bond

Street, is stone clad with plate glass shopfront at ground and first floor level and canted bay window at the second and third floor level (Plate 9). No. 124 is adjoined by buildings on both sides to form a terrace. There are also buildings to the rear, and no visual or physical access was possible to any external parts of the building, except for the eastern façade.

- 4.7.5 The ground level slopes down from east to west so the 'ground' floor of the buildings at the rear (west) of the properties is partially buried at the front (east) of the properties, creating a partial basement (Plate 12).



Plate 12: Northern façade, showing ground sloping, looking east

- 4.7.6 Both of the buildings within the site could be considered of some architectural and heritage interest, and they make a positive contribution to the overall character of the Conservation Area. A previous heritage appraisal for this site has assessed that No. 124 is of a 'relatively higher heritage value' than No. 123 (CallisonRTKL 2016).
- 4.7.7 No archaeological features were noted during the site visit.

5 ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 The buildings within the site are not Listed. However, both Nos. 123 [AB 28] and 124 [AB 29] could be considered of some architectural and heritage interest at a local level (Table 1).
- 5.1.2 The site is located within Mayfair Conservation Area [AB 36] and the existing building is considered to contribute to this. The Conservation Area [AB 36] is perceived to be of regional importance (Table 1).

5.2 Past Impacts within the Site Boundary

- 5.2.1 The current building within the site has a basement, which covers the footprint of both 123 and 124 New Bond Street, and partial sub-basement, which is predominantly below no. 123 and extends under the street below Lancashire Court.
- 5.2.2 No geotechnical information is available from within the proposed development site but borehole data from the surrounding area has observed natural clay from 14.40 to 14.65m OD. Should these levels reflect the ground conditions within the proposed development site, then it is unlikely that earlier archaeological deposits survive below the level of the existing basement.
- 5.2.3 Overall the past impacts within the site are likely to be between medium and high across the limits of proposed development, with the highest impact being in the area covered by the sub-basement.

5.3 Potential Archaeological Resource

- 5.3.1 The surrounding 100m study area contains no previously recorded evidence of human activity before the post medieval period. Documentary sources and historic mapping indicate that the site and immediate surroundings have been under built development from at least 1717. It has also been postulated that the route of London's Civil War defences [AB 1] passed close to the proposed development site, although no physical evidence has been recorded in the study area.
- 5.3.2 There is evidence of activity in the wider landscape beyond the study area dating from the Prehistoric period onwards, including Prehistoric stone tools; a Roman road and ditches; the Early-Medieval / medieval settlement of Tyburn; 17th century civil war defences and evidence of the 18th century development of London streets and squares, characterised by terraced townhouses. However, with the exception of 18th century structural remains, there is no evidence that any such remains extend into the site boundary.
- 5.3.3 Based on the past impacts within the site boundary, and the known and potential heritage resource in the surrounding area, it is concluded that there is a low potential for the recovery of complex or significant remains of prehistoric, Roman, Early-Medieval and Medieval date.
- 5.3.4 However, there remains a potential for some 18th century building remains to exist within the site boundary, outside the area of the sub-basement, although deposits may be truncated by later building phases.

- 5.3.5 Should any such remains be present within the site boundary, these may be of negligible importance (in line with Table 1).

5.4 Impact of Proposed Development

- 5.4.1 The proposed development comprises a four storey building with additional lower ground floor and basement levels. The existing basement is proposed to be enlarged but will not cover the whole footprint of the building. Therefore, there may be a high impact on any surviving archaeological remains in the area of the basement enlargement (see Table 2). This would result in a minor significance of effect, in line with Table 3.
- 5.4.2 Both nos. 123 [**AB 28**] and 124 [**AB 29**] could be considered of some architectural and heritage interest, and they make a positive contribution to the overall character of the Mayfair Conservation Area [**AB 36**]. The proposed scheme aims to retain and restore the front and side heritage façades through sensitive design, which will contribute to the character of the Conservation Area [**AB 36**] and nearby Listed Buildings. Taking this into consideration, it is perceived that the alterations to the façade at the proposed development site would have a positive impact upon the existing buildings at the proposed development site [**AB 28 & 29**], and the setting of the Conservation Area [**AB 36**].

5.5 Outline Recommendations

- 5.5.1 Based on the known past impacts within the site boundary, and the potential heritage resource, it is recommended that an Archaeological Watching Brief is undertaken where the basement is extended into previously undisturbed ground. This will ensure that the potential archaeological resource is appropriately considered.
- 5.5.2 This would need to be agreed by Gillian King (Archaeological Advisor: Historic England Greater London Archaeological Advisory Service (GLAAS)) who advises Westminster City Council.

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area

MLO: Greater London HER Monument

ELO: Greater London HER Event

LB: Listed Building

AB No.	Period	Monument Type	Name	Description	Status	Easting	Northin g	Reference
1	Post Medieval	MILITARY DEFENCES	Projected line of London Civil War defences	The Civil War defences of London were created in 1642-3, and extended for some 11 miles				(Pastscape 2016a)
2	Post Medieval	WATER CHANNEL, DUMP, WALL, CESS PIT, DRAIN, WALL	HORSE SHOE YARD W1	Evaluation and watching brief undertaken January - October 1997; site code HOY97. A sequence of alluvial and flood deposits relating to a former channel of the River Tyburn and adjacent marshy land was recorded. 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. Substantial dumped deposits were recorded which raised the land surface by c.1m in the 18th century. Walls, drains and cess pits dating from the 18th century were recorded which represented the establishment of the present configuration of buildings on the site.		528760	180949	MLO75055, MLO75056, MLO75057, ELO10424, ELO3644

3	Post Medieval	Archaeological Investigation	New Bond Street (Nos 111-112), Westminster, London W1: Watching Brief	<p>A watching brief in January to March 2011. Ground reduction was monitored during redevelopment of the building interior. The natural gravels had been truncated or removed entirely during the construction of the present building, and archaeologically sterile, silty clay was observed directly below the basement slab at c.15.0m OD.</p> <p>Outside the fully-basemented area, however, beneath the lower ground floor at 18.2m OD the truncated remains of an 18th or 19th century brick wall were exposed. Below this were the remains of a 17th-19th century brick drain. The remains of a 19th to 20th century brick foundation and a brick lined pit were also found below the existing lower ground floor. *Natural gravel at 18.1m OD in the east of the site*</p>		528761	180983	ELO12619
4	Post Medieval	HOUSE, TIMBER FRAMED HOUSE	4 Avery Row	House. Late C17 timber framed with brick front, stuccoed C19, roof hidden. Four storeys with plain parapet. Two windows. Early to mid C19 projecting shop front	Grade II Listed	528771	180922	MLO94289, DLO29286
5	Post Medieval	SHOP, TERRACED HOUSE, TERRACED HOUSE	13 St. George Street	Terrace house. c.1717 with mid to late 20th century alterations. Painted brick and stone, slate roof. Three storeys and dormered attic. Four windows wide. Rusticated stone quoin piers at party wall divisions. Ground floor has later 20th century shop front.	Grade II Listed	528916	180946	MLO97613, DLO32600
6	Post Medieval	TERRACED HOUSE, TOWN HOUSE	46a Maddox Street	Terraced town house. Early C18, c.1717-20, completely rebuilt with careful facsimile facade and return bay to Maddox Street. Red brick with stone dressings, slate roof. Three storeys, basement and dormered attic.	Grade II Listed	528904	180930	MLO96651, DLO31611

7	Post Medieval	RAILINGS, TERRACED HOUSE, TOWN HOUSE	English House 14 St. George Street	Terrace town house. c.1717-20. Brown brick and stone with slate roof. Four storeys, basement and dormered attic.	Grade II Listed	528916	180946	MLO96153, DLO31101
8	Post Medieval	TERRACED HOUSE, SHOP	49 Maddox Street	Terraced house. Early C18. Brown brick, red window arches. 4 storeys, 3 windows wide. Intact late C19 shopfront to ground floor, plate glass, corniced.	Grade II Listed	528898	180901	MLO96571, DLO31531
9	Post Medieval	TERRACED HOUSE, SHOP	12 Lancashire Court	Terrace house and shop. Early to mid C18, altered. Painted brick and stucco ground floor, slate roof. Three storeys. Two windows wide. Round headed doorway to left and projecting early C19 shop front altered mid 20th century.	Grade II Listed	528789	180923	MLO96263, DLO31223
10	Post Medieval	TERRACED HOUSE, SHOP	23 Brook Street	Terrace house. Early C18, stuccoed and altered C19, slate roof. Four storeys and dormered mansard. 3 windows wide. Mid to late 20th century shop front takes up ground floor.	Grade II Listed	528759	180969	MLO96009, DLO30957
11	Post Medieval	SHOP, TERRACED HOUSE	9 Lancashire Court	Modest terraced house. Early C18. Painted brick, slate roof. Four storeys. Three windows wide. Later 20th century shop front.	Grade II Listed	528776	180937	MLO96552, DLO31512
12	Post Medieval	SHOP, TERRACED HOUSE	Handels House 25 Brook Street	Terrace house. c.1725 with C19, 20th century alterations. Dark red brick, slate roof. Four storeys. Three windows. Ground floor has modern shop front. Residence for more than 30 years of G F Handel.	Grade I Listed	528754	180967	MLO95419, DLO30353
13	Post Medieval	TERRACED HOUSE, RAILINGS, TERRACED HOUSE	74 Grosvenor Street	Terraced house. 1722-24, by John James, altered in 1849 by Thomas Cundy II. Stucco faced brick, slate roof. Four storeys, basement, 4 windows wide.	Grade II Listed	528799	180839	MLO94156, DLO29153

14	Post Medieval	TERRACED HOUSE, SHOP	27 Brook Street	Terraced house c. 1728-30 but considerably altered C19 and 20th century. Four storeys, attic with dormers, 4 windows wide. Ground floor: later 20th century shop fronts.	Grade II Listed	528746	180966	MLO96515, DLO31475
15	Post Medieval	TERRACED HOUSE, SHOP	13 Lancashire Court	Modest terrace house and shop. Mid to late C18, altered. Stuccoed, slate roof. Four storeys. Two windows wide. Early C19 shop front with thin pilaster frame and doorway under entablature	Grade II Listed	528784	180917	MLO96553, DLO31513
16	Post Medieval	HOUSE, SHOP	5 Avery Row	House. Mid C18. Multi-coloured stock brick front, slate roof. Three storeys, 2 windows wide. Plain parapet; mansard. Early C19 shop front, bowed window with pilasters	Grade II Listed	528775	180919	MLO94123, DLO29107
17	Post Medieval	TERRACED HOUSE, SHOP	118 New Bond Street	Terrace house. Mid C18 with early C19 and Victorian-Edwardian alterations. Painted brick, slate roof. Four storeys, 3 windows wide. Ground floor has mid C19 pilastered shop front with central entrance and to left an Edwardian stone architrave pedimented doorway giving access to upper floors.	Grade II Listed	528799	180951	MLO97107, DLO32067
18	Post Medieval	SHOP, HOUSE	4 Avery Row	House. Mid C18. Multi-coloured stock brick, slate roof. Three storeys with plain parapet and mansard. Five windows wide. Projecting mid C19 double shop front	Grade II Listed	528782	180914	MLO95501, DLO30435
19	Post Medieval	TERRACED HOUSE, SHOP	119 New Bond Street	Terrace house. Mid C18 altered early to mid C19. Stuccoed with slate roof. Three storeys and dormered attic. Two windows wide. Ground floor has later 20th century shop front.	Grade II Listed	528804	180946	MLO95057, DLO29978

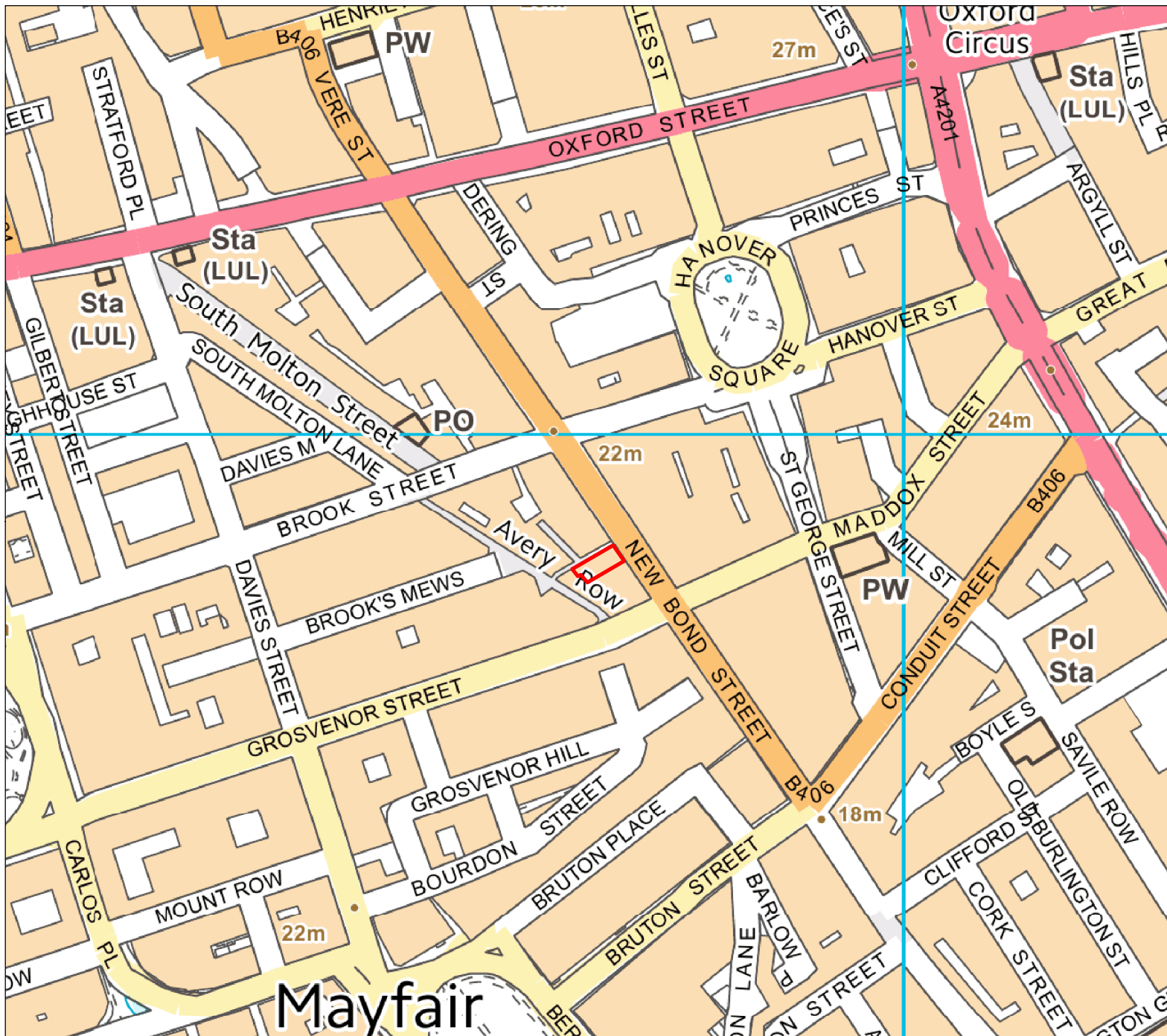
20	Post Medieval	TERRACED HOUSE, SHOP	120-122 New Bond Street	Terrace house. Mid C18 with some C19 alterations and late 20th century shop front to ground floor. Stock brick, slate roof. Four storeys, 2 windows wide.	Grade II Listed	528811	180933	MLO95730, DLO30678
21	Post Medieval	TERRACED HOUSE, SHOP	121 New Bond Street	Terrace house. Mid C18, altered 20th century. Red colour-washed brick, slate roof. Four storeys, 2 windows wide. Ground floor has later 20th century shop front	Grade II Listed	528806	180936	MLO95600, DLO30534
22	Post Medieval	HOUSE	10 Avery Row	Nos. 7-10. Houses. Late C18 altered. Stuccoed, slate roofs. No 7 of 3 storeys, Nos 8 to 10 of 4 storeys.	Grade II Listed	528767	180924	MLO95944, DLO30892
23	Post Medieval	HOUSE, SHOP	20 Avery Row	Early C19 row altered. Stock brick, partly stuccoed. Nos 12 to 17 of 3 storeys and 8 windows wide. Nos 18 to 20 of 4 storeys, each with 2 windows. Plain parapets. Later 20th century or late C19 shop fronts except for No 20 which retains original with small panes, timber glazing bars, panelled risers and entablature	Grade II Listed	528744	180938	MLO95838, DLO30786
24	Post Medieval	HOUSE, SHOP	11 Avery Row	House. Early C19 altered brick with stucco cornice and parapet. Four storeys. Two windows. Late 20th century shop front	Grade II Listed	528789	180923	MLO95503, DLO30437
25	Post Medieval	BOLLARD	BOLLARD ON CORNER OPPOSITE LANCASHIRE COURT	Bollard inscribed "St Anne 1844", cast iron, cannon type.	Grade II Listed	528797	180922	MLO94290, DLO29287

26	Post Medieval	COMMERCIAL OFFICE, SHOP	135-137 New Bond Street	Commercial premises 1876-77 by W I Sams. Stone faced early 20th century ground floor and stuccoed upper floors, slate roof. Five storeys, 3 bays wide. Early 20th century shop windows to ground floor in stone pilaster and entablature frame with central doorway flanked by fluted Ionic columns supporting a broken segmental pediment.	Grade II Listed	528837	180835	MLO95058, DLO29979
27	Post Medieval	COMMERCIAL OFFICE, SHOP, RAILINGS, WORKSHOP, CLOTHING WORKSHOP	NUMBER 47 MADDOX STREET, INCLUDING WORKSHOPS TO REAR	Built as commercial premises. 1892 by W A Williams for William Cooling, tailor. Yellow stock brick with facade entirely faced in rich biscuit-coloured ceramic brick and tile, in free Flemish style - York stone, Portland stone and red brick dressings. Welsh slate roof. Contemporary workshops to rear similarly but plainly detailed. Still used for original function.	Grade II Listed	528902	180903	MLO94610, DLO29517
28	Post Medieval	SHOP, TERRACED HOUSE	123 New Bond Street	The existing building in the northern half of the site is no. 123 New Bond Street, which is dated 1879 and was built in Palladian style by Edmund Marks.		528820	180925	(Bradley and Pevsner 2003). Also, historic value of site noted on site visit.
29	Modern	SHOP, TERRACED HOUSE	124 New Bond Street	The building currently occupying the southern part of the site is No. 124, which was built in 1908 by Treadwell & Martin.		528820	180925	(Bradley and Pevsner 2003). Also, historic value of site noted on site visit.

30	Modern	SHOP, SHOWROOM, COMMERCIAL OFFICE	39-42 New Bond Street	commercial premises. 1907-8 by Edward Keynes Purchase for Cooling Lawrence and Son, tailors, with interiors of 1962-3 by Raymond Erith. Exuberant classical Baroque style facade clad in faience. Basement and 5 storeys, including attic storey.	Grade II Listed	528888	180878	MLO96692, DLO31652
31	Modern	SHOP, COMMERCIAL OFFICE	179 New Bond Street	Commercial palazzo on corner with Maddox Street. 1906 by William Flockhart for J J Duveen. Facades completely faced in cast Doulton ceramic "stone", ornately modelled in Italianate style designed with shop on ground floor and display windows to first floor. Five storeys and set back attic storey. Three bays to New Bond Street, one bay rounded corner and 5 bay return to Maddox Street. Original 2 storey shop front to both elevations with decorated bronze framework to plate glass windows.	Grade II Listed	528865	180911	MLO97562, DLO32549
32	Modern	COMMERCIAL OFFICE, DATE STONE, SHOP	131-132 New Bond Street	Commercial premises. Dated 1914. Ashlar faced, free and individual Arts and Crafts design. Five storeys.	Grade II Listed	528833	180860	MLO94687, DLO29594

33	no date	Archaeological Investigation	New Bond Street (Nos. 47-52), London, W1: archaeological watching brief	A watching brief on 30th April 2007. The excavation of seven test pits and three cores was monitored. The work confirmed the widespread presence of concrete floor slabs and their depth across the site. No archaeological deposits were encountered in the test pits and no evidence of survival of archaeological deposits was recorded in the borehole logs. A silty clay deposit(natural alluvium) was noted in two of the trial pits at 16.41m OD (truncated by the base of the slab). This deposit also appeared to be encountered in two of the drilled cores at (15.18m-16.40m OD). *Natural alluvium at c.16.40m OD*	528843	180927	ELO7582
34	no date	Archaeological Investigation	New Bond Street (Nos. 47-50)/Maddox Street (Nos. 52-58), London: desk based assessment	A desk based assessment was carried out during July 2007. The site lies within a previously designated historic area, with archaeological potential for a number of periods, though much will have been previously removed by the basements across the site.	528843	180927	ELO7583
35	no date	Archaeological Investigation	Oxford Street/Duke Street/Brook Street/Hanover Square [Bond Street Station], Mayfair, Westminster: Archaeological Detailed Desk-	Research identified low to moderate likelihood of significant prehistoric features being located in alluvium associated with the Tyburn River and valley. It also identified a high likelihood of truncation around Hanover Square due to previous construction works.	528880	181150	ELO11871

			Based Assessment				
36	N/A	Area Designation	Mayfair Conservation Area	The area is dominated by fashionable town-houses (and their mews) reflecting the history of English domestic architecture from the early 18th to the early 20th century. In some terraces houses from the 1880s jostle with those from the 1780s. Other terraces date almost entirely from the period of the first build or from late 19th century redevelopment. These high quality terraces create the essential background character of the area	CA		(Westminster City Council 2004)



Legend
 Site Boundary

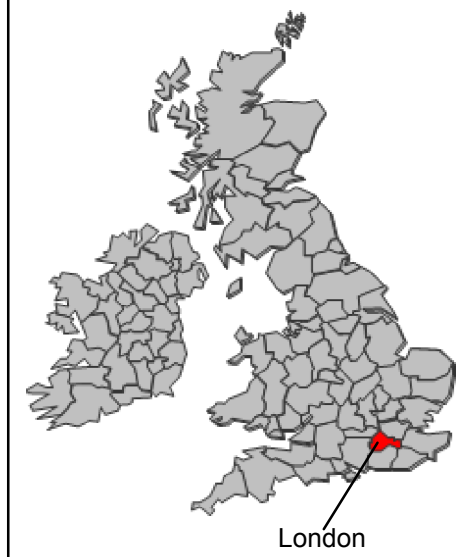


Figure 1: Site Location

Project: 123 - 124 New Bond Street

Date: 12/05/16 Job Number: 10835

Drawn by: ZE Approved by: AB

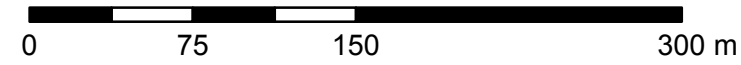




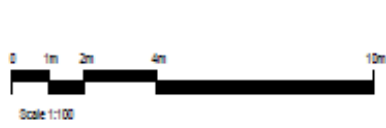
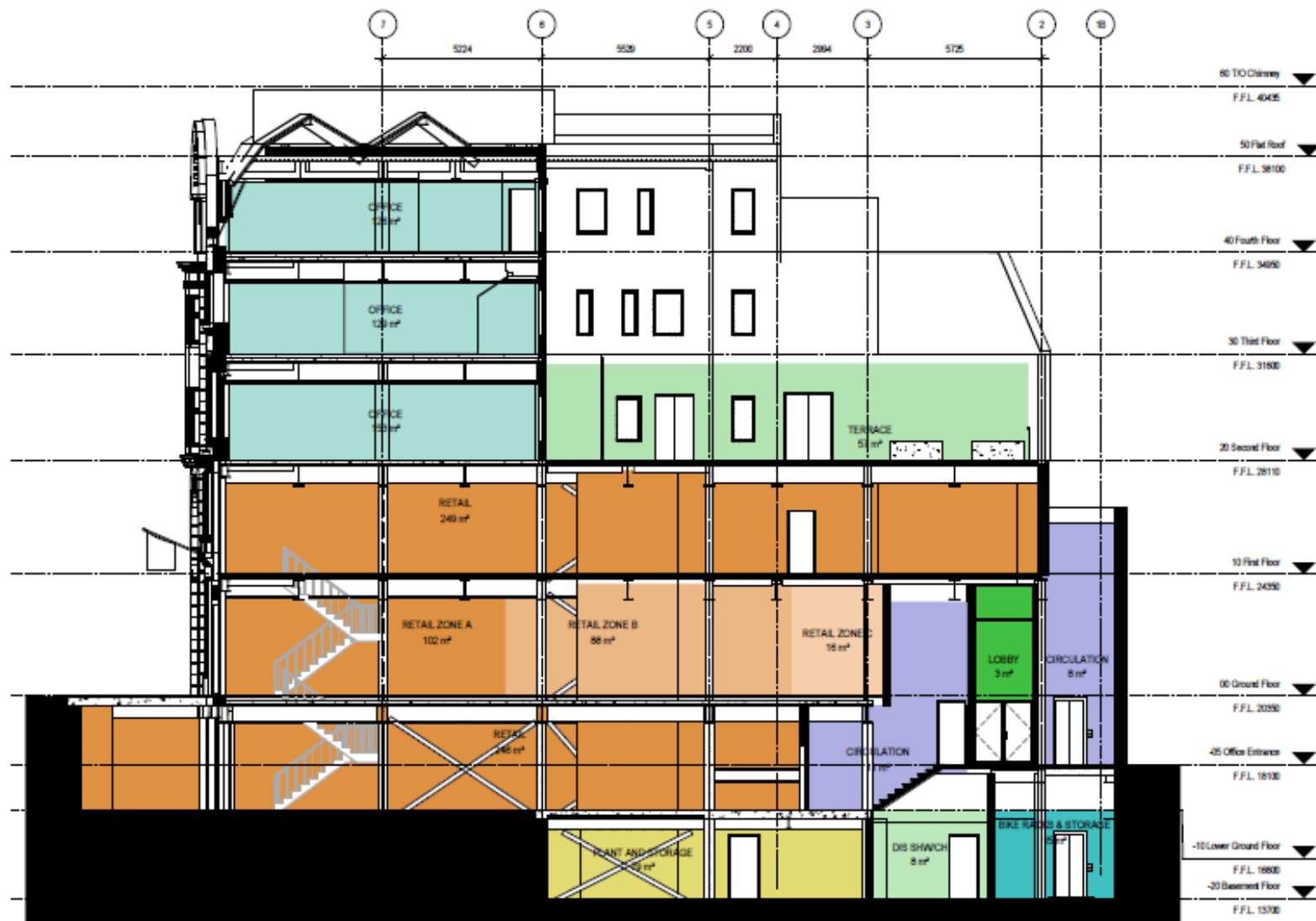
Figure 2: Proposed New Bond Street Elevation

Project: 123 - 124 New Bond Street

Date: 20/05/16 | Job Number: 10835

Drawn by: ZE | Approved by: AB





- BIKE RACKS & STORAGE
- DIS SHWCH
- PLANT AND STORAGE
- RETAIL ZONE A
- TERRACE
- CIRCULATION
- LOBBY
- RETAIL
- OFFICE
- RETAIL ZONE B
- RETAIL ZONE C

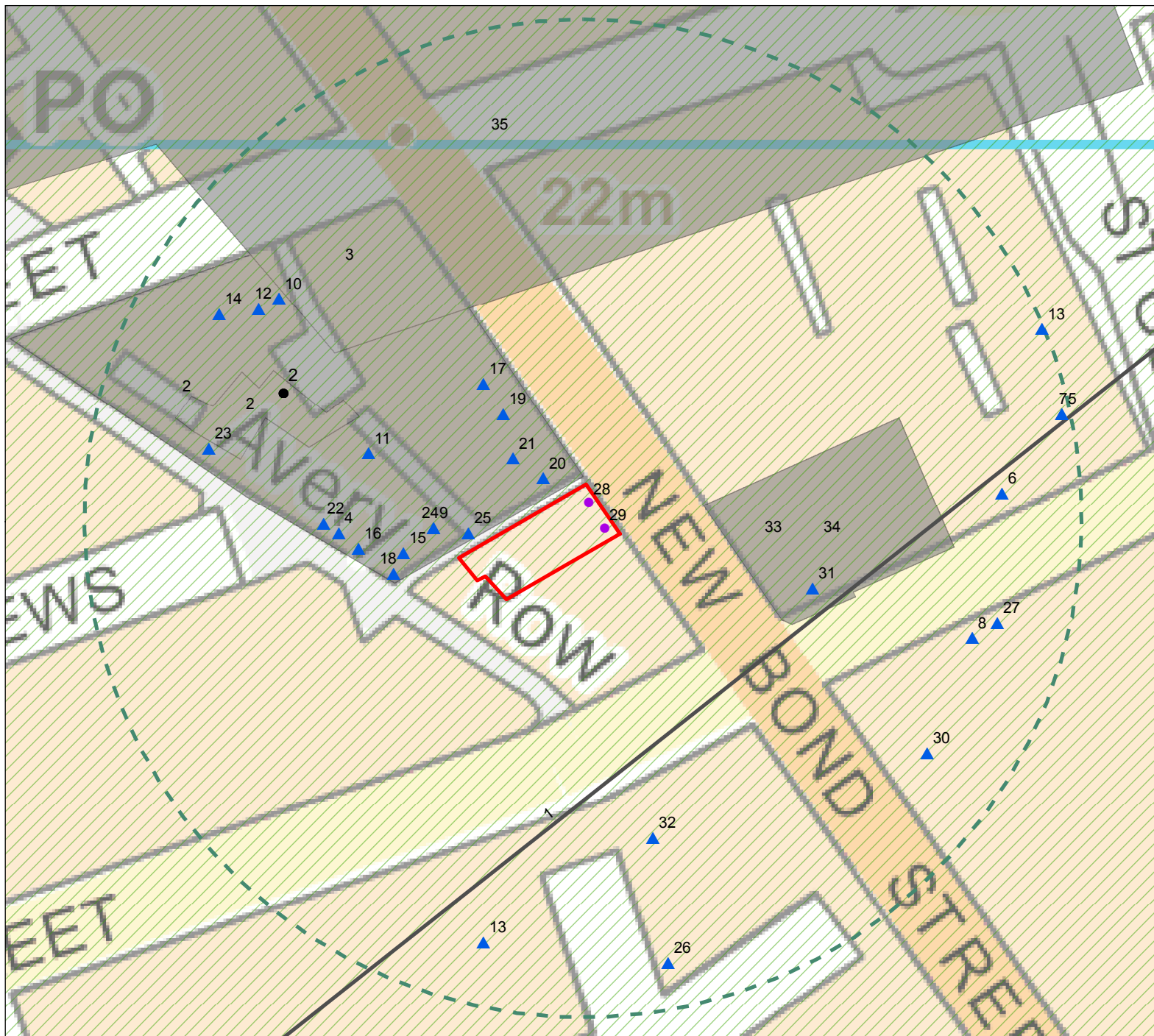
Figure 3: Proposed Building Section

Project: 123 - 124 New Bond Street

Date: 20/05/16 Job Number: 10835

Drawn by: ZE Approved by: AB





- Legend**
- ▲ Listed Building
 - Monument
 - Historic Facade in Site Boundary
 - Monument Linear
 - Mayfair Conservation Area [AB 36]
 - Site Boundary
 - 100m Study

Figure 4: Map of Cultural Heritage Features

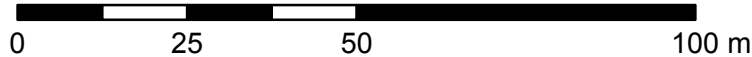
Project: 123 - 124 New Bond Street

Date: 25/05/16

Job Number: 10835

Drawn by: ZE

Approved By: AB





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