52 & 54 TO 73 WILTON ROAD, PIMLICO

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

LOCAL PLANNING AUTHORITY: CITY OF WESTMINSTER

PCA REPORT NO: 13728

JUNE 2019
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PRE-CONSTRUCT ARCHAEOLOGY

52 & 54 TO 73 WILTON ROAD, PIMLICO, CITY OF WESTMINSTER

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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52 & 54 to 73 Wilton Road, Pimlico, City of Westminster:
An Archaeological Desk-Based Assessment

Central National Grid Reference: TQ 2916 7879

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Pre-Construct Archaeology Ltd, 2019

Report Number: R13728

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1 NON-TECHNICAL SUMMARY

1.1 This Archaeological Desk-Based Assessment, for a site at 52 & 54 to 73 Wilton Road, Pimlico, City of Westminster, has been prepared in respect of proposals for redevelopment at the site and forms part of the Impact Statement submitted in support of the planning application.

1.2 Pre-Construct Archaeology Limited was commissioned by MATT Architecture on behalf of Vitcorp Ltd. to undertake an archaeological Desk-Based Assessment in advance of the proposed redevelopment of the site at 52 & 54 to 73 Wilton Road, Pimlico. The site lies within the Pimlico Archaeological Priority Area (City of Westminster APA 3.2: Pimlico).

1.3 Pimlico Archaeological Priority Area (APA) covers the confluence of the Thames and Tyburn rivers. For much of its history this was a low-lying marshy area that was sparsely populated until the 19th century when the land was reclaimed and developed. The APA is considered to have a high potential for the preservation of organic remains due to its former wetland landscape. Finds dating from the prehistoric period such as pottery, tools and weapons have been found throughout the APA. Further prehistoric finds or more substantial remains associated with trackways or platforms may have been preserved in the former wetland environment.

1.4 The Desk-Based Assessment established that at the study site there is a moderate potential for prehistoric material, a low potential for Roman material, a low potential for Saxon material, a low potential for medieval material, a high potential for post-medieval material and a low potential for historically significant modern material.

1.5 Few definitive Roman sites are known from within Westminster. Only three Roman findspots have been found within a 500m radius of the study site.

1.6 The medieval period saw the growth and development of Westminster, as marshlands were drained to make way for new building programs. However, the study site appears not to have been developed until well into the post-medieval period and therefore there seems little likelihood of encountering medieval remains.

1.7 Significant changes to the study site occurred in the post-medieval period. In the 17th and 18th centuries the site was probably situated in an area of osier (willow) cultivation.

1.8 From the 1820s onwards the master builder Thomas Cubitt developed large areas of Belgravia and Pimlico, draining marshland and raising the ground level in order to transform them into desirable residential neighbourhoods. The study site was covered by residential properties from the c.mid-19th century onwards.

1.9 Two high explosive bombs fell on the Wilton Road site during the Second World War (www.bombsite.org). This bomb-damage combined with post-war and later redevelopment of these areas are likely to have caused significant impacts to any archaeological remains on the study site (Figure 15).

1.10 In areas where the archaeological horizons are not truncated (e.g. by existing basements) or buried beneath substantial depths of made ground, they will be impacted upon by the proposed development.

2 INTRODUCTION

2.1 Outline

2.1.1 This Archaeological Desk-Based Assessment for 52 & 54 to 73 Wilton Road, Pimlico, Westminster has been prepared in respect of proposals at the site and will form part of the Impact Statement submitted in support of the planning application.

2.1.2 This archaeological Desk-Based Assessment has been commissioned by MATT Architecture on behalf of Vitcorp Ltd. prior to the proposed redevelopment of the site (Figures 1 & 2).

2.1.3 This report has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2017).

2.1.4 An Archaeological Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.

2.1.5 This Archaeological Desk-Based Assessment was written and researched by A G Pullen for Pre-Construct Archaeology Ltd. Research has included a visit to the City of Westminster Local History and Archives Library, an examination of historical maps, relevant reports and publications and a search of the Greater London Historic Environment Record (GLHER).

2.2 Report Objectives

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2017), an Archaeological Desk-Based Assessment aims to:

> *Determine as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA*

2.2.2 A Desk-Based Assessment should consist of:

> *A collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.*

2.2.3 The Desk-Based Assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:

- *The formulation of a strategy to ensure the recording, preservation or management of the resource.*
- *The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.*
- *The formulation of a proposal for further archaeological investigation within a programme of research*

2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-

use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.3 Methodology

2.3.1 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:

- **High**: The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- **Medium**: The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low**: The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- **Uncertain**: Insufficient information to assess.

2.3.2 Buried archaeological evidence cannot be 100% identified during a Desk-Based Assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

2.3.3 Where potential or known heritage assets are identified, the heritage **significance** of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

- **NATIONAL**: The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
- **REGIONAL**: Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **LOCAL**: Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE**: Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed

antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.

- **UNKNOWN**: Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.4 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

2.3.5 The expected magnitude of the **impact** of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement is applied. The magnitude of impact is assessed using the following criteria.

2.3.6 For adverse (negative) impact:

- **HIGH**: Substantial 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 to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a Grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites,
- **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; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a 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.

2.3.7 For beneficial (positive) impact:

- **NEGLIGIBLE**: Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long-term effect on the historic value of a resource.
- **LOW**: Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
- **MEDIUM**: Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
- **HIGH**: Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

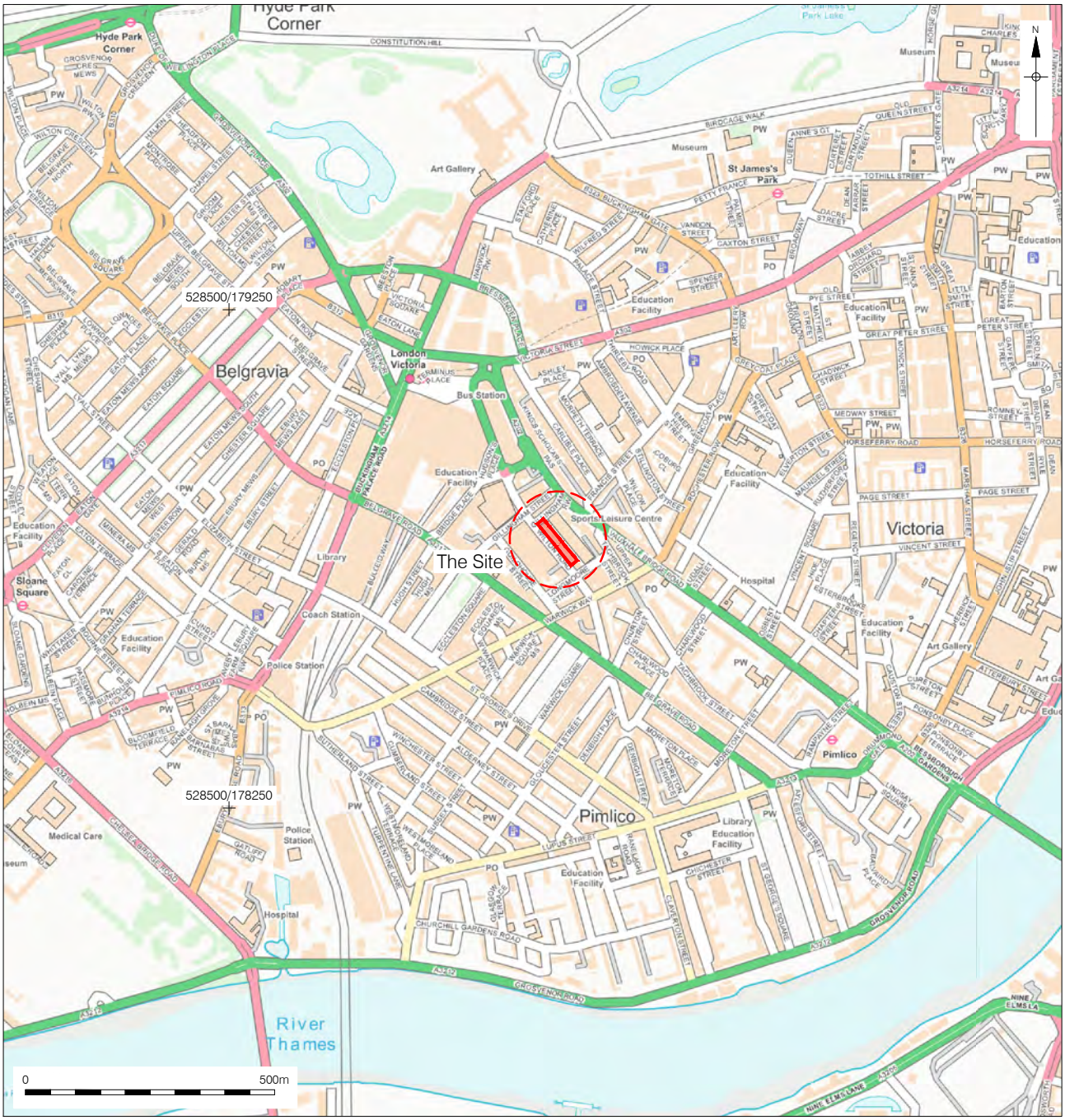

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Figure 1
Site Location
1:800,000, 1:250,000, 1:12,500 at A4

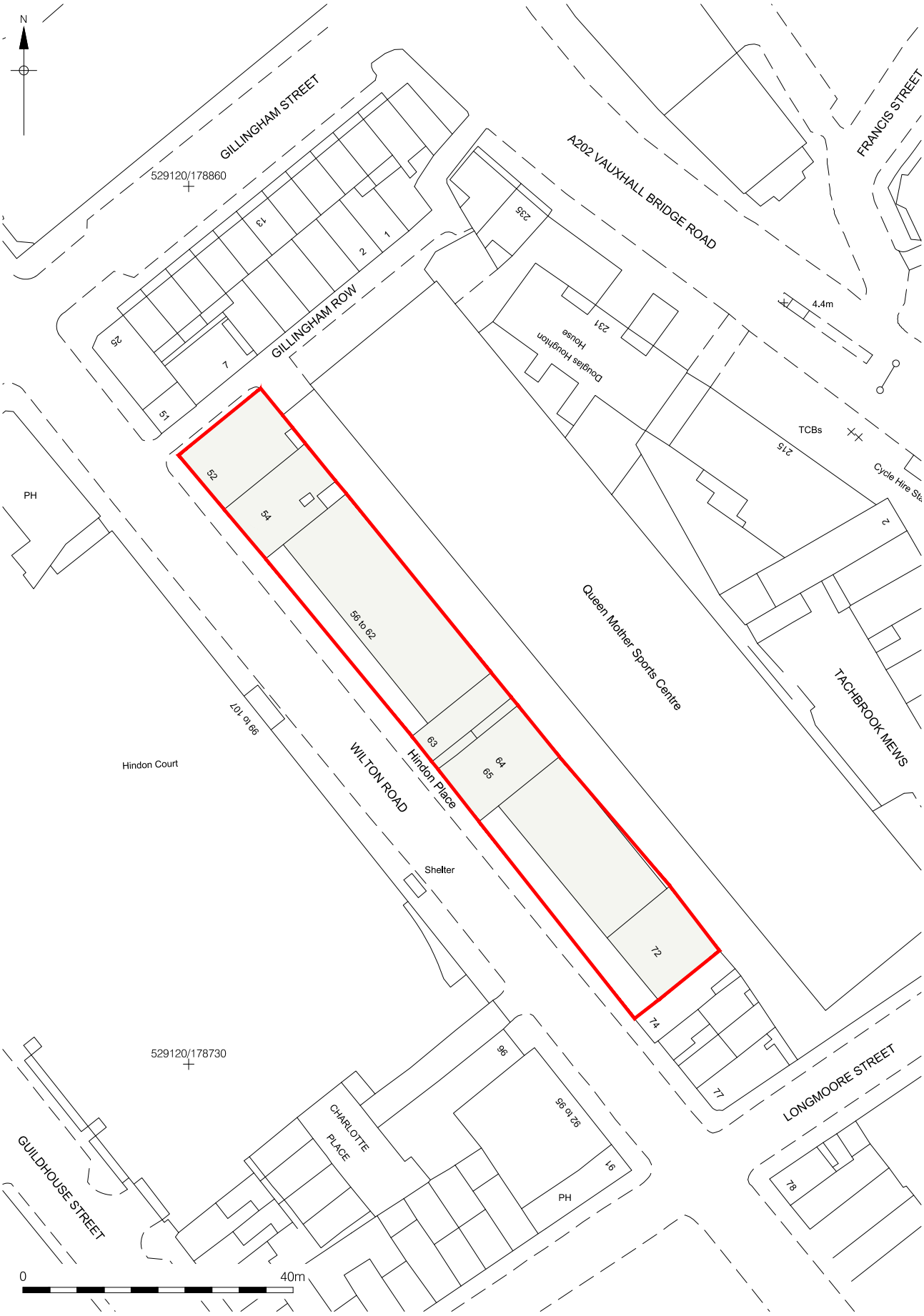

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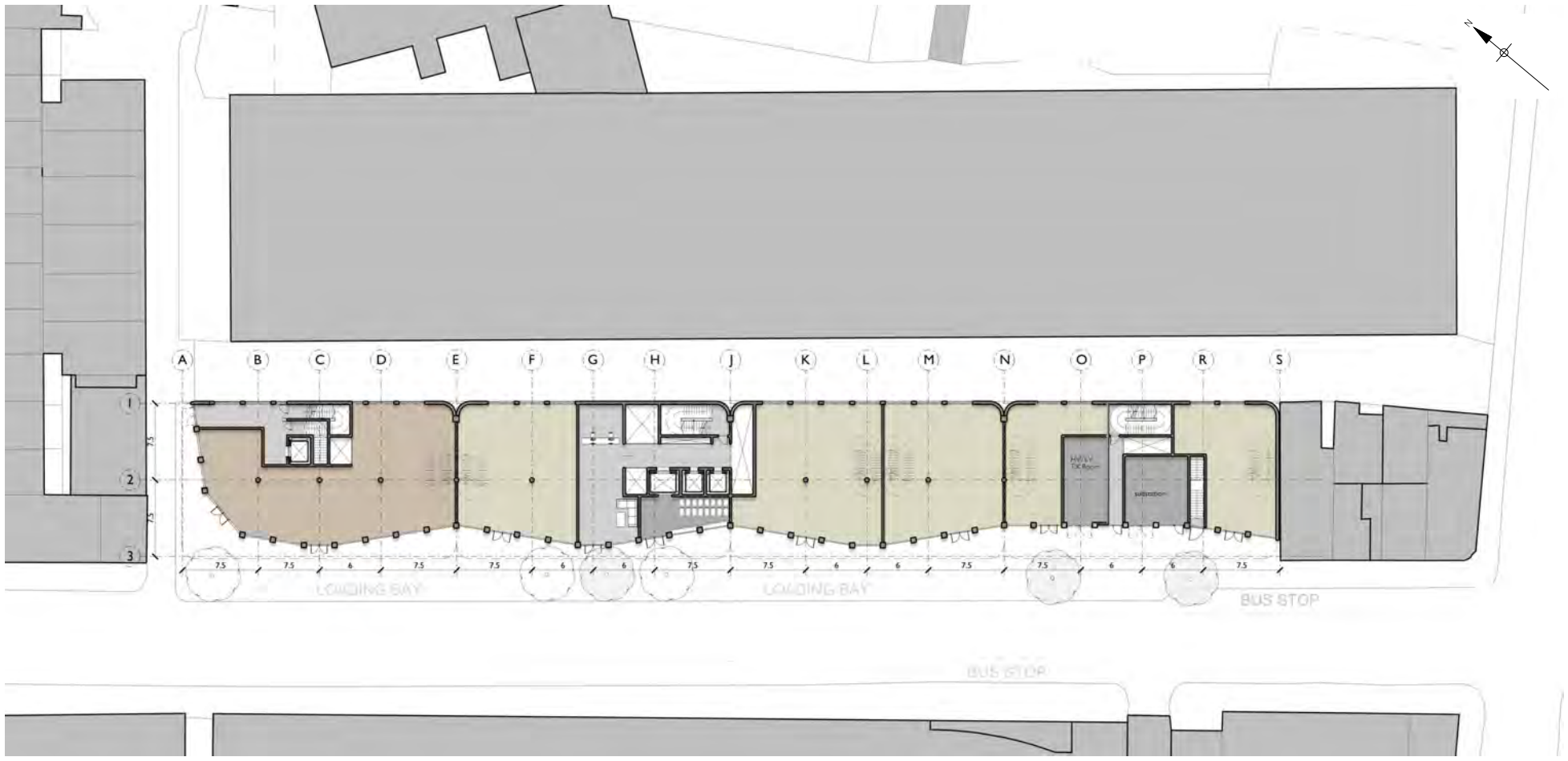
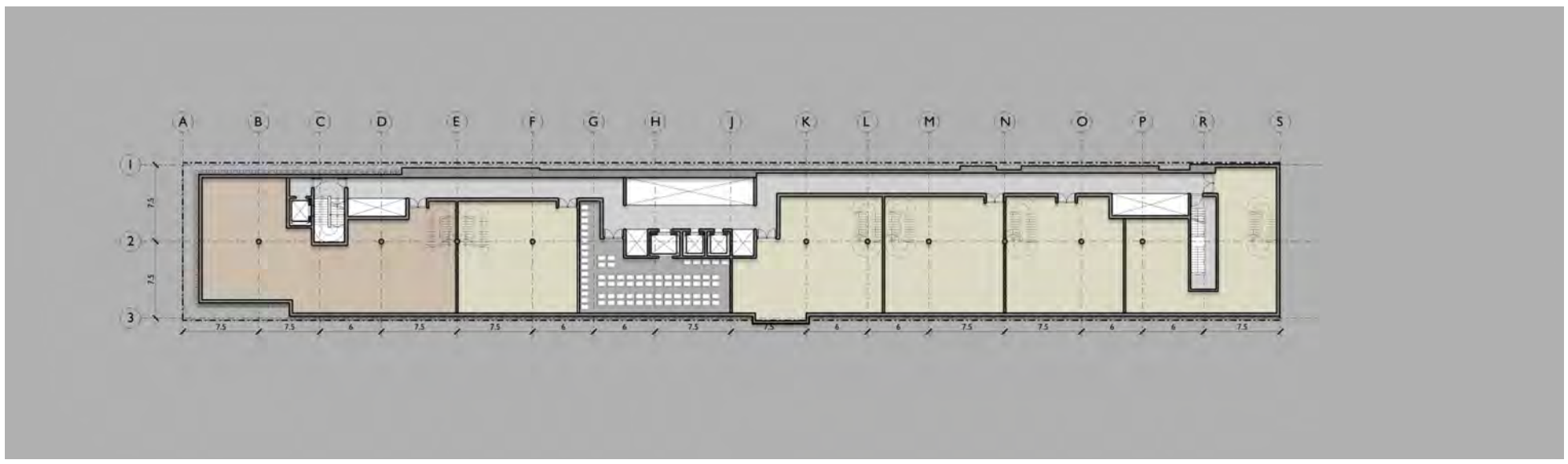
Figure 2
Detailed Site Location
1:800 at A4

Plans reproduced from drawings by MATT Architecture Ltd. (July 2019)

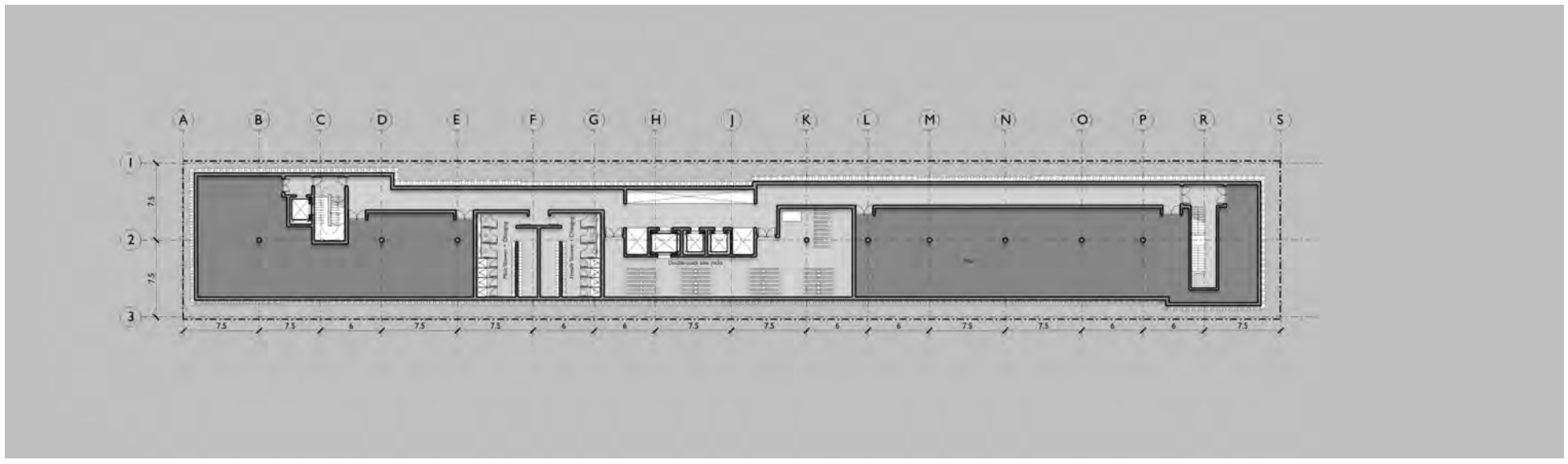
GROUND FLOOR



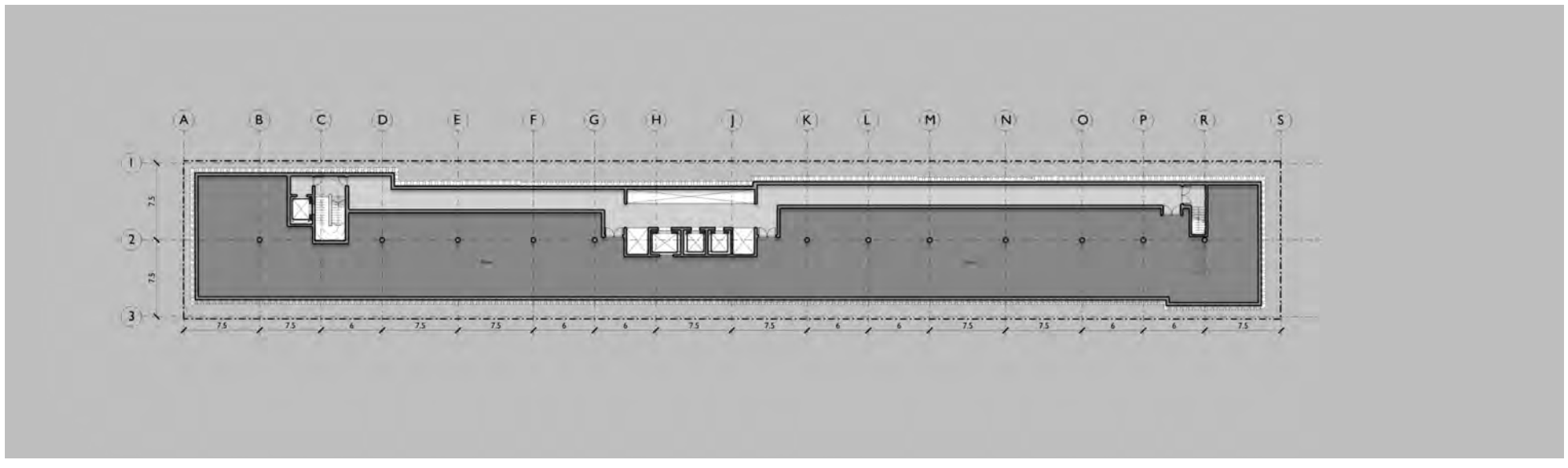
BASEMENT LEVEL 1



BASEMENT LEVEL 2



BASEMENT LEVEL 3



0 25m

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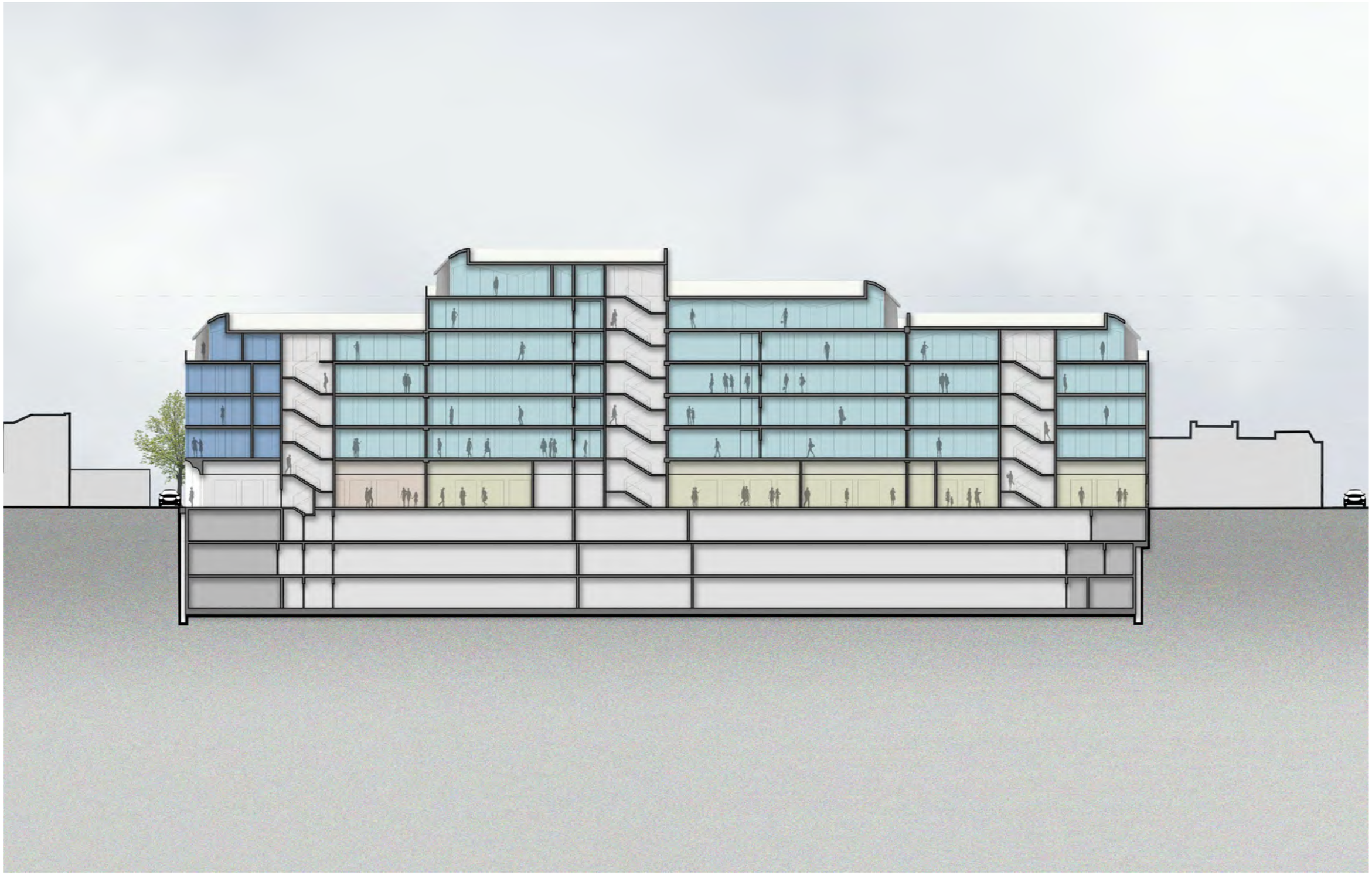
Figure 3
Proposed Ground Floor and Basement Levels 1-3
1:625 at A3

Section reproduced from a drawing by MATT Architecture Ltd. (July 2019)



0 20m

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Figure 4
Section through the Proposed Development
1:400 at A3

3 THE SITE AND PROPOSED SCHEME

3.1 The Study Site

3.1.1 The study site is a rectangular shaped plot, covering approximately 1650m². The site is bordered by Gillingham Row to the northwest, 74 Wilton Road to the southeast, Wilton Road to the southwest and the Queen Mother Sports Centre to the northeast. The site is located at central National Grid Reference TQ 2916 7879 and is situated within the City of Westminster (Figures 1 and 2).

3.1.2 The site was situated within open fields or marshes until the early 19th century when development began in this area of Pimlico. The site was occupied by residential properties from the mid-19th century.

3.1.3 The site is presently occupied by Nos 52 & 54 to 73 Wilton Road. These properties encompass the footprint of the proposed development. The site is currently used for commercial and residential purposes.

3.2 The Proposed Scheme

3.2.1 The proposed development (Figures 3 and 4) involves the demolition of existing buildings on the site and the construction of a building with a mix of residential and commercial uses. The proposed new structure will comprise nine floors: two at basement level and seven above ground (MATT Architects 2019). The extent to which the ground (and any archaeological deposits within it) is truncated by existing buildings across the site is clearly an important factor for consideration when evaluating the impact of the proposed development.

3.2.2 Any work intrusive below the existing ground level has the potential to disturb or destroy surviving archaeological deposits.

4 PLANNING BACKGROUND

4.1 The National Planning Policy Framework

4.1.1 The revised National Planning Policy Framework (NPPF) was published in February 2019 and replaces the previous NPPF published in March 2012. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.1.3 Additionally:

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible[1]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.1.4 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

212. The policies in this Framework are material considerations which should be taken into

[1] Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository

account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.

213. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted69 on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.

4.2 The London Plan

4.2.1 The London Plan, first published July 2011, updated March 2015, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English heritage, natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

4.3 Draft London Plan 2017

4.3.1 Although not yet adopted an updated London Plan has been circulated and is under consideration since 2017. This reflects changes and implementation of national and local policies. Key statements are presented below.

Policy HC1 Heritage conservation and growth

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

B *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by: 1) setting out a clear vision that recognises and embeds the role of heritage in place-making 2) utilising the heritage significance of a site or area in the planning and design process 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place 4) delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

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

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

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

7.1.1 *London's historic environment, represented in its built form, landscape heritage and archaeology, provides a depth of character that benefits the city's economy, culture and quality of life. The built environment, combined with its historic landscapes, provides a unique sense of place, whilst layers of architectural history provide an environment that is of local, national and international value. London's heritage assets and historic environment are irreplaceable and an essential part of what makes London a vibrant and successful city, and their effective management is a fundamental component of achieving good growth.*

7.1.2 *London's diverse range of designated and non-designated heritage assets contributes to its status as a world-class city. Designated assets currently include four World Heritage Sites, over 1,000 conservation areas, 19,000 list entries for historic buildings, 150 registered parks and gardens, 160 scheduled monuments, and one battlefield. Non-designated assets cover an even wider range of features including buildings of local interest, most archaeological remains, canals, docks and waterways, historic hedgerows and ancient woodlands.*

7.1.4 *Many heritage assets make a significant contribution to local character which should be sustained and enhanced. The Greater London Historic Environment Record (GLHER)98 is a comprehensive and dynamic resource for the historic environment of London containing over 196,000 entries. In addition to utilising this record, boroughs' character appraisals, conservation plans and local lists should be used as a reference point for plan-making and when informing development proposals.*

7.1.7 *Heritage significance can be represented in an asset's form, scale, materials and architectural detail and, where relevant, the historic relationships between heritage assets. Development that affects the settings of heritage assets should respond positively to the assets' significance, local context and character to protect the contribution that settings make to the assets' significance. In particular, consideration will need to be given to impacts from development that is not sympathetic in terms of scale, materials, details and form.*

7.1.9 *Understanding of London's archaeology is continuously developing with much of it yet to be fully identified and interpreted. To help identify sites of archaeological interest, boroughs are expected to develop up-to-date Archaeological Priority Areas for plan-making and decision-taking. Up to-date Archaeological Priority Areas (APAs) are classified using a tier system recognising their different degrees of archaeological significance and potential as presently understood. Tier 1 APAs help to identify where undesignated archaeological assets of equivalent significance to a scheduled monument - and which are subject to the same policies as designated assets - are known or likely to be present.*

7.1.10 *Across London, Local Plans identify areas that have known archaeological interest or potential. The whole of the City of London has high archaeological sensitivity whilst elsewhere the Greater London Archaeological Priority Area Review Programme is updating these areas using new consistent London-wide criteria (see Figure 7.5). Each new APA is assigned to a tier: • Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national significance, or which is otherwise of very high archaeological sensitivity. • Tier 2 is a local area with specific evidence indicating the presence, or likely presence, of heritage assets of archaeological interest. • Tier 3 is*

a landscape-scale zone within which there is evidence indicating the potential for heritage assets of archaeological interest to be discovered. • Tier 4 (outside APA) covers any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. • Other APAs which have not yet been reviewed are not assigned to a tier.

7.1.11 *Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably qualified individuals or organisations.*

4.4 Regional Guidance: Westminster's City Plan

HERITAGE

5.1 As the principal cultural and administrative centre of England for many centuries, Westminster's built heritage and archaeology reflects its rich history and is of national and international importance. This heritage includes the Palace of Westminster and Westminster Abbey World Heritage Site and over 11,000 other listed buildings and structures, more than any other local authority in the UK. About 75% of Westminster lies within its 56 conservation areas. There are also 21 registered historic parks and gardens, which include the Royal Parks and there are two scheduled ancient monuments and five areas of archaeological priority.

5.2 Westminster's historic fabric is a defining characteristic of the city and should be the starting point for consideration of any new development. The quality of the built environment has a direct impact on quality of life, and historic buildings and areas have an intrinsic value as a record of human achievement in the arts and construction. They are cherished for their aesthetic qualities as well as the links they provide to the past and sense of place they create. Westminster's historic environment makes an essential contribution to the local, regional and national economy and is fundamental to its success in a global economy. The historic environment is identified as a key reason why businesses and institutions choose to locate within Westminster, and it is also vital to the millions of tourists who come every year to enjoy the city's exceptional heritage. As Westminster, and indeed London, changes, its heritage assets must be carefully protected, with new development introduced sensitively.

5.3 Conservation of the existing built environment is inherently sustainable because it retains the energy and materials embedded in buildings and spaces. Demolition and redevelopment necessarily require a significant input of energy and materials. Existing buildings, including listed buildings, can be adapted and upgraded to improve their environmental performance and reduce their carbon footprint.

POLICY S25 HERITAGE

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.

Reasoned Justification

The intrinsic value of Westminster's high quality and significant historic environment is one of its greatest assets. To compete effectively with other major, world-class cities the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment, which makes the city such an attractive and valued location for residents, businesses and visitors. Detailed policies for each type of heritage asset will be set out in City Management policy. Area-based characteristics and detailed measures required to protect and enhance heritage assets have been set out in Conservation Area Audit Supplementary Planning Documents and the Westminster World Heritage Site Management Plan.

4.5 Westminster City Plan Revision

4.5.1 Westminster Council is currently working on a complete review of its City Plan.

4.5.2 Although the latest Local Development Scheme (June 2017) anticipated consultation on the new draft plan in September 2017, it has been necessary to review the timeline in direct response to the national and regional policy changes in recent months, particularly on affordable housing. Additionally, the Mayor has published his draft London Plan for consultation (December 2017-March 2018) which directly impacts on Westminster's policies.

4.5.3 These policy, context and legislation changes have a relevant impact in the content and policies that form the City Plan. Adjusting the timetable enables the council to better consider all the new information when preparing the City Plan which means that in the long run it will be more effective, relevant and up to date, negating early major reviews.

4.5.4 Consultation on the draft City Plan under Regulation 19 is expected to take place in Autumn 2018. Examination in Public will follow in Spring 2018 and adoption is expected to take place in late 2019.

4.6 Archaeological Priority Area- Pimlico

4.6.1 The study site is located within the City of Westminster Archaeological Priority Area 3.2: Pimlico, as defined on the Westminster City Plan.

Summary and Definition

The APA covers the confluence of the Thames and Tyburn rivers. For much of its history this was a low-lying marshy area that was sparsely populated until the 19th century when the land was reclaimed and developed. The APA is classified as Tier 3 because it is an extensive topographically distinct area that has a high potential for the preservation of organic remains due to its former wetland landscape and also for the extensive infrastructure of the Chelsea Waterworks.

Description

The area covered by the APA is a flood plain which is crossed by both the Tyburn and Westbourne rivers before they enter the Thames and several former water channels have been found during excavations. Such a landscape could have been an attractive area during the prehistoric period due to the good agricultural potential of the land and the abundant supply of fresh water. Finds dating from the prehistoric period such as pottery, tools and weapons have been found throughout the APA. The most dramatic find was the Battersea Shield, an outstanding piece of late Iron Age decorative parade armour, recovered from the river near Chelsea Bridge which was presumably a votive offering. Further prehistoric finds or more substantial remains associated with trackways or platforms may have been preserved within the former wetland environment.

The area to the south of Horseferry Road and north of Vauxhall Bridge Road was known as Tothill Fields. Tournaments, a market and an annual fair were held here in the medieval period and in later centuries the area was used for military practices, duels and animal baiting. By the 18th century the area to the south of Vauxhall Bridge Road was covered by extensive market gardens.

The Civil War defences of London are thought to have run through the APA in a north-west to south-east direction. One of the forts that punctuated the defences is thought to have been located near to Vincent Square although there has been debate about whether a fort would have been located there or closer to the river. The defences continued until they reached the river at a point between Vauxhall Bridge and the Tate Gallery. Remains of the defences may be present within undeveloped parts of the APA such as Vincent Square. Since Tothill Fields was an unsettled area away from the city centre it was used for mass plague burials particularly during the London plague outbreak of 1665-1666. Some of the plague pits are thought to be located close to Vincent Square and a group of buildings known as pest houses are also thought to have been built in the same area. The pest houses were built in the 1640s and were used to quarantine people suffering from the plague. More than 1000 Scottish prisoners who had been captured at the Battle of Worcester in 1651, and later died before they could be transported to the Caribbean as slaves, were also buried in Tothill Fields. Vincent Square has never been developed and is still used as a playing field for Westminster School. It is therefore possible that remains of plague victims may survive beneath the playing field. The only significant historic settlement within the APA was Ebury which is listed in the Domesday Book as Eia and was located in the vicinity of what is now the south-western end of Buckingham Palace Road. A moated manor house that was used by the Bishops of Westminster was located close to the Ebury settlement in the area that is now bounded by Sutherland Row, Sutherland Street, Warwick Way and Cumberland Street. In later years the former manor site was occupied by a number of buildings which became known as the Neat Houses which appear on the Rocque map of 1746 and later maps from the late 18th and early 19th centuries.

Few other significant buildings were built within the APA until the 19th century. One exception was Peterborough House which was built on the riverside in the 17th century to the south of the junction between Millbank and Thorney Street and was later known as Grosvenor House after renovations in the 1730s. It was demolished in the early 19th century.

From the 1720s the Chelsea Water Company built a complex network of canals and channels eventually covering 100 acres from which water was pumped by windmills, horsemills and later steam engines to the fashionable new suburbs of Westminster. Unfortunately, as Thames water became increasingly noxious in the mid-19th century the waterworks was closed down and reclaimed. In the early 19th century a number of industries were established in the southern section of the APA on the north bank of the Thames. Lead works, a distillery and steel works were built in the area that is now bounded by Grosvenor Road, Lupus Street and Claverton Street. The steel works were established in 1807 and a large dock, called Belgrave Dock, was built next to them which can be seen on early OS maps but has since been filled in. Another significant building that was built in the APA in the 19th century was the Millbank Penitentiary which occupied the same site that is now covered by the Tate Gallery. The prison opened in 1816 and consisted of six hexagonal wings surrounding a central area where the governor's house was located. The entire facility was surrounded by a perimeter wall and lookout towers. The prison closed in 1890 and was demolished between 1892 and 1903. Structural remains of the penitentiary have been found during a number of archaeological investigations. The APA was still a predominantly low lying and sparsely populated marshy area until the 19th century. However, the Grosvenor Estate was developed by Thomas Cubitt from the 1820s and at the same time the level of the land was raised using soil that had been excavated during the construction of St Katharine's Dock near Tower Hill. The neat and ordered street pattern that can be seen between Warwick Way, Sutherland Street, Lupus Street and Belgrave Road was a product of the 19th century developments. The area became increasingly built up as the century progressed and by the second half of the 19th century the vast majority of the APA had been built upon.

Significance

For much of its history the APA was a marshy, wetland area unsuitable for permanent settlement. However, such an environment may have preserved environmental evidence and prehistoric features as seen in comparable locations elsewhere in the Thames valley. It would be desirable to better understand the context for the deposition of such a remarkable object as the Battersea Shield. Prehistoric waterlogged timber structures and/or further votive offerings could be considered of national importance. The open ground of Tothill Fields seems to have attracted a range of unusual uses reflecting its proximity to Westminster, some of which may have left archaeologically recognisable remains. Vincent Square is an area of particular interest since it has never been developed and remains of the Civil War defences and a 17thcentury plague burial ground may be present there. Even if plague burials are not located in Vincent Square they are located somewhere in the APA and could number several thousand. If located and studied the skeletons could provide information on the social

background of the plague victims and also on the plague itself which could benefit modern disease research. The bodies of the Scottish prisoners from the Battle of Worcester could also reveal information on their backgrounds and also whether torture, starvation or general neglect led to their deaths.

The Chelsea Waterworks played an important role in the development of London's infrastructure and the health of its citizens. It may be possible to improve understanding of how the works operated and how effective or not it was at controlling water quality. Remains of the settlement at Ebury, Peterborough House, the pest houses, the riverside industries and Millbank Penitentiary could also be of local interest.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The British Geological Survey of England and Wales (Geology of Britain Viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html), indicates that the study site is located upon a natural bedrock geology of London Clay Formation. This is overlain by a superficial deposit of Kempton Park Gravel Member- Sand and Gravel which is in turn overlain by alluvial deposits of clay, silt, sand and peat.

5.1.2 The River Thames lies approximately 900m to the south and east of the site.

5.2 Topography

5.2.1 The site is relatively flat and sits at an elevation of c. 9m above Ordnance Datum (Figure 2).

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the potential of the archaeology within the development area, an examination of all archaeological entries in the Greater London Historic Environment Record (GLHER) has been made within a 500m radius from central point TQ 2916 7879. The search area is defined as the 'study area' for the purposes of this assessment. A complete listing of these entries is provided in Appendix 1 and is presented in Figure 5.

6.1.2 The purpose of the GLHER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries in the GLHER result from chance discoveries and may therefore represent a small and unrepresentative sample of the total buried heritage.

6.1.3 The information derived from the GLHER is supplemented by other archaeological, documentary, and cartographic resources.

6.2 Prehistoric

6.2.1 The landscape of the study site in the prehistoric period was very different from today. The Thames was much wider and shallower, and the adjacent land would have continually been flooded. The Tyburn and Westbourne rivers crossed this floodplain as they approached the Thames, creating great areas of marshes and fens. Within these marshes, areas of higher ground created several marsh islands, called eyots. In Pimlico, Ebury, Thorney, Neat and Tothill were all most likely eyots (Carey 1986). The study site would have been situated to the southwest of the Ebury Eyot.

6.2.2 Prehistoric finds of pottery, tools and weapons have been found throughout Westminster, including the impressive Battersea Shield, a piece of late Iron Age parade armour, which was recovered from the river near Chelsea Bridge. Wooden trackways across the wetlands have been recovered and Bronze Age plough marks, with associated drainage or boundary ditches have been found on top of several of the sand islands within Westminster (Carey 1986, Sidell 2001, Watson 1993).

6.2.3 Originally, the high tide flood line of the Thames reached as far inland as Victoria Street and Knightsbridge. This area of marsh and swamp, later known as 'Bulinga Fen' was created by the Tyburn and Westbourne rivers as they approached the Thames. The Tyburn River branched into several streams as it joined the Thames, surrounding what was known as Thorney Island and was later the site of Westminster Abbey (originally a Benedictine abbey). The culverted Tyburn River flows beneath Tachbrook Street c. 100m to the east of the study site. The Westbourne River crossed through Belgravia and Pimlico from the north to the south, passing approximately c.800m to the west of the study site.

6.2.4 The GLHER supplies evidence of this former marshy prehistoric landscape. Geoarchaeological monitoring of geotechnical pits (Fig.5: 1) c. 500m to the east of the study

site recorded Palaeolithic gravels laid down at the end of the Pleistocene by the River Thames and its tributary, the Tyburn. Sands laid down in a delta formed between the Rivers Tyburn, Tachbrook and Thames appear to be Mesolithic in age. During the Mesolithic, people may have been occupying this landscape and utilising the open marshy area for subsistence strategies such as hunting, food and resource gathering (e.g. reeds for shelter construction) and fishing (Figure 5: 1).

6.2.5 Palaeolithic faunal remains have been recorded from the vicinity of Trafalgar Square and Westminster since the early 18th century. Palaeolithic faunal remains were recovered from Buckingham Palace Road, c. 385m to the west of the study site (Figure 5: 2). The species recovered included brown bear, spotted hyena, lion, straight tusked elephant, woolly mammoth, horse, rhinoceros, hippopotamus, giant deer, red deer, fallow deer, aurochs, bison and large bovids. The finds were located within the Trafalgar Square Sands and Silts, and the Spring Gardens Gravel Terrace.

6.2.6 A geoarchaeological borehole survey (Fig.5: 3) at Bishops Depository c.250m to the west of the study site recorded a sequence of gradually accumulating prehistoric (Mesolithic/Neolithic) lacustrine sediments. These were overlain by post-medieval deposits. A variable, archaeologically important, organic alluvial deposit sequence was recorded at this location (Figure 5: 4).

6.2.7 A geoarchaeological evaluation at No. 33 Vauxhall bridge Road c. 320m to the northeast of the study site recorded the possible traces of an early Holocene land surface, and concluded that the site lay on or at the margin of an island of higher ground from the Mesolithic onwards (Figure 5: 5). This higher ground may have been an edge of the Ebury Eyot.

6.2.8 Two Neolithic period archaeological finds spots are detailed in the GLHER search results. A Neolithic stone axe made of a coarse dark grained rock was found at Francis Street c. 490m northeast of the study site (Figure 5: 6). An unstratified Neolithic flake was found at the south of Vincent Square (Figure 5: 7).

6.2.9 Three Bronze Age findspots are recorded within the 500m radius search (Fig 5: 8, 9 & 10). A Bronze Age sword (Fig.5: 8), a curved bronze knife (Fig.5:9) and a dagger cut down from a sword (Fig.5:10) were found c. 400m to the northeast of the site. A possible Bronze Age water channel (Fig.5: 11) was recorded at 119-128 Wilton Road during a geoarchaeological evaluation. Bedded water-lain sands, silts and clay were recorded overlying gravel. The dating of these deposits specifically to the Bronze Age is not secure; the GLHER record for this monument notes only that similar deposits in similar stratigraphic situations have been dated to the Bronze Age on other sites in the Westminster area.

6.2.10 A Bronze Age looped palstave axe was found in 1912 on Buckingham Palace Road c. 370m northwest of the site (Figure 5: 12).

6.2.11 A small quantity of residual prehistoric pottery was recovered during a geotechnical watching brief at Westminster Under School in 1999 (Figure 5: 13).

6.3 Roman

6.3.1 Roman finds have been found throughout the Westminster area, suggesting that the area was being utilized during the Roman period in some way, although no definitive Roman settlement of any type is presently known (Rosser 1989; Sloane, Swain & Thomas 1995).

6.3.2 The nearest known Roman road to the study site travelled west out of *Londinium* along the line of the present-day Oxford Street (Cockburn, King and McDonnell 1969).

6.3.3 There is also a theory that a Roman road passed through the Westminster Abbey area, crossing the Thames between Westminster and Lambeth and joining with Watling Street to the south. The theory appears plausible, as this part of the Thames is one of the shallowest and narrowest and would provide a straight alignment with Watling Street. However, there has never been any firm evidence for a Roman road crossing through the Westminster area (Sloane, Swain and Thomas 1995).

6.3.4 In fact, while there is a scattering of Roman finds from within the Westminster area, such as residual Roman finds found during an excavation at Westminster Abbey (Jorgensen 2013), the slightly higher level of the Thames during this period would have meant that there was not as much available land during this period as there was in the prehistoric period (Sloane, Swain and Thomas 1995).

6.3.5 A Roman key was found near Rochester Row (Figure 5: 14). A possible Roman coin is recorded from the same location (Figure 5: 15). A small quantity of residual Roman pottery was recovered during a watching brief in 1999 at Westminster Under School (Figure 5: 16).

6.4 Early Medieval/Saxon

6.4.1 The large Saxon settlement of *Lundenwic* is known to have been centred along the Thames beside the Strand, approximately 1.8km northeast of the site. Saxon finds have also been found within Westminster, both from the Treasury site at Whitehall and from Westminster Abbey. The Westminster Abbey site appears to have been continuously occupied from at least the 10th century and a Late Saxon chalk foundation provides the first structural evidence for the monastery founded there in the 10th century (Jorgensen 2013; Rosser 1989).

6.4.2 During the Saxon period, the study site was located just within the manor of Eia, also later know as Eye, Eybury and Ebury. The borders of this manor are thought to be the Roman road running along present-day Oxford Street to the north, the Tyburn River to the east, the River Thames to the south and the Westbourne River to the west (Sheppard 1977). Today, the culverted and much diminished River Tyburn lies c. 100m to the east of the study site.

6.4.3 While the land was suitable enough for the small settlement at Ebury, the surrounding area in which the study site is situated was still very marshy during the Saxon period. There were some small efforts made to manage the riverside, with the course of the Thames being established into its present-day course by the 11th century (Carey 1986). There is also evidence for land reclamation from the western extent of Westminster Abbey from the late Saxon period (Jorgensen 2013).

6.4.4 Buckingham Palace Road, approximately c.350m to the west of the study site is thought to be Saxon in origin. During the Saxon period it ran through Ebury manor towards Ebury farm.

6.4.5 On a map of 1614, Vincent Square is marked as 'Totile Fields' and may have been known in the early medieval period as 'Bulinga Fen' (Figure 5: 17).

6.4.6 Information from the GLHER for Saxon remains is limited. Warwick Way (Fig.5: !8) was an approach road to Neate House that is shown on the Parish Map of 1614 and may be Saxon in origin. A bridge over the Tyburn (Fig.5: 19) is also shown on this map and *may* originally have been a Saxon crossing point .

6.5 Medieval

6.5.1 The manor of Ebury was gifted to the Abbey of Westminster before the end of William the Conqueror's reign. It remained in the Abbey's ownership until 1536 when it was acquired by Henry VIII (Sheppard 1977; Watson 1993).

6.5.2 During medieval period more substantial efforts were made to reclaim land from the marshes, with extensive ditch digging and drainage works having been known to have been carried out in the manor of Ebury before 1350. The higher land of the eyots of Ebury and Neate were enlarged and further developed at this time (Carey 1986). The study site was seemingly located within marshland surrounding these eyots.

6.6 Post-Medieval

6.6.1 Land reclamation continued into the post-medieval period. 'Bulinga Fen' (Figure 5: 17) was drained between 1600 and 1620, creating more land for Westminster to expand into. In 1698, Whitehall Palace burned down. The empty space it left behind was soon filled by wealthy citizens and government officials, who gave Westminster more credence as a desirable area (Carey 1986).

6.6.2 Yet despite the efforts to reduce the areas of marshland, much of Westminster remained largely inhospitable. The GLHER records that the fields in the south and the west of Westminster were known as 'Tothill' by the middle of the 16th century; Vincent Square is marked as 'Totile Fields' on a map of 1614 (Figure 5: 17). Along the riverbank there were market gardens supplying London with exotic vegetables such as artichokes and asparagus in the 18th century. An area of 18th century market gardens was recorded immediately north of Warwick Square, 180m to the south of the study site (Figure 5: 26).

6.6.3 It is believed that the barren 'Tothill Fields' were used as a burial ground for victims of the plague outbreak of 1665-1666. It is also thought that some of the 1200 of Cromwell's army of Scots prisoners died and were buried here (Watson 1993). Vincent Square may also have been used for military practice (Figure 5: 17).

6.6.4 Several post-medieval archaeological deposits and features are detailed in the GLHER search results. Prehistoric gravels were overlain by 18th century dumps at 21 Vincent Square (Figure 5: 21). A possible cess pit and made ground were recorded between Carlisle Place

and Morpeth Terrace. The cess pit contained 19th century pottery, oyster shell and glass bottles (Figure 5: 25). A watching brief at Tachbrook Triangle identified a late post-medieval reedbed, possibly situated within a former quarry (Figure 5: 29). A watching brief in 2004 identified post-medieval made ground at 71-79 Rochester Row (Figure 5: 31).

6.6.5 Observation of geotechnical test pits at Westminster Under School in 1999 identified a sequence of 17th/18th century alluvial infill and reclamation events (Figure 5: 35). A subsequent watching brief at the same site revealed two large pits backfilled with post-medieval demolition material. These may have been sand extraction pits (Figure 5: 36).

6.6.6 The line of the Civil War defences is thought to have reached the River Thames between Vauxhall Bridge and the Tate Gallery. A large star fort is shown on a map by Stukeley on the river whilst a plan of 1749 shows a square battery at 'Toothill Fields', now Vincent Square (Figure 5: 34).

6.6.7 There are a several notable post-medieval buildings recorded in the GLHER radius search (see Appendix 1). A post-medieval cemetery and Eccleston Square Congregational Chapel were located on Belgrave Road/Guildhouse Street (Figure 5: 22). A church designed by Blore and a possible cemetery are recorded at Vincent Square (Figure 5: 32). A 17th century almshouse and an 18th century school, both subsequently demolished, were located at Buckingham Gate (Figure 5: 23). The site of Bridewell Prison, first built in 1618 as a house of correction, was located at Greencoat Place. It was converted into a gaol for criminals and enlarged in 1788 (Figure 5: 27). An 18th century school and possible orphanage were located at Greencoat Place (Figure 5: 28). Almhouses dating to the 18th century were identified at Rochester Row (Figure 5: 30). These were founded in 1708 and were knocked down by the end of the 19th century.

6.6.8 On William Morgan's 1682 map, the study site occupies a triangular field to the north of 'The Foot Way to Chelsey' and west of 'Tuthill' (Figure 6). A number of detached properties with enclosed garden areas can be seen to the east of the site near the southwestern end of what will become Rochester Row. The 'Footway to Chelsey' is unlabelled on the 1746 Roque map but has become 'The Willow Walk' on the 1799 Horwood map.

6.6.9 Roque's map of 1746 (Figure 7) shows the study site situated in what are presumably osier (willow) beds to the west of 'Tothill Fields'. Establishing the exact position of the site relative to the eastern boundary of osier cultivation is not possible. A large body of water lies to the west of the site, which appears to provide water for the osiers and at the same time be associated with the Chelsea Water Works. A post-medieval water channel was recorded during a geoarchaeological evaluation near the study site at 119-128 Wilton Road (Figure 5: 20). Here post-medieval activities had truncated earlier deposits and relate to the cutting of a series of channels. These channels were probably excavated to regulate the supply of water to the Chelsea Water Works. Water-lain silty clay deposits were thought to represent deliberate flooding of the site. This flooding was associated with water management relating to the cleansing of water feeding the Water Works reservoir, or the cultivation of osiers or

both. The GLHER records a large irregularly shaped pit or pond visible on the 1746 Roque map in the southern part of 'Tothill Fields' (Figure 5: 33). A similar large irregular feature can be seen at near the southwest end of Rochester Row on the Roque map. Three more smaller pits or ponds are visible to the northeast of this. These features may be clay extraction pits for brickmaking.

6.6.10 The Horwood 1799 map (Figure 8) shows the site is still located in the area of osier beds to the north of 'Willow Walk' (later Warwick Way) and 'Neat House Gardens'. The map shows a more clearly defined area of probable market gardening or orchards to the immediate east of the study site. The eastern extent of this apparently cultivated area to the east of the osier-beds is the boundary between the Parishes of St George and St Margaret. The western extent of what was 'Tothill Fields' has been considerably developed on the 1799 Horwood map. Vincent Square, a playground for the Westminster Scholars, has appeared to the east of the study site, just beyond Rochester Row.

6.6.11 Large areas of Pimlico began to be developed under the direction of the established builder Thomas Cubitt in the early 19th century (Watson 1993, Tames 2005).). The marshy area of fens, osier-beds and market gardens was developed at this time, with a veritable army of builders employed in draining marshes, diverting water courses, and drying and consolidating soil. Some of the land was raised, using the spoil from the excavation of St Katherine's Dock (Davies 1964).

6.6.12 The sheer scale of Cubitt's development within Belgravia and later Pimlico was so large that Pimlico was known at the time as Mr. Cubitt's District. Fashionable Londoners began to take an interest in the area, fuelled also in part by the remodelling of what was then Buckingham House in 1821, which further endorsed the area for wealthy citizens (Davies 1964; Watson 1993).

6.6.13 Largely thanks to the London Squares Preservation Act of 1931, many of the 19th century squares of Pimlico, several of which were constructed by Thomas Cubitt, have been preserved. The GLHER search records Lower Grosvenor Gardens as being laid out in 1826 (Figure 5: 24). Eccleston Square was another early 19th century private square laid out by Thomas Cubitt (Figure 5: 38) and Warwick Square was laid out in 1843 (Figure 5: 39).

6.6.14 Until the 1860s, the district depended largely on horses, either privately owned or hired, for transportation. However, the railway first came to the area in 1860 when the Grosvenor railway bridge, the first railway bridge over the Thames, opened for traffic. It took the London Brighton and South Coast Railway across the river from its previous terminus at Battersea into Victoria station, which was completed in 1862. The rail lines were laid within a drained section of the Grosvenor Canal (Watson 1993).

6.6.15 The 1867-74 Ordnance Survey (Figure 9) shows that study site has been completely developed as terraced residential housing. The part of Wilton Road south of Gillingham Street is marked as Hindon Street. The road to the south of the study site is marked on the map as St Leonards Street. St Leonards Street changed to Longmoore Street in the 20th century. No

significant change at the study site is visible on the 1888 Bacon map (Figure 10).

6.7 Modern

6.7.1 The GLHER records only two records for the modern period. A nursing home was opened in 1913 in Vincent Square. In 1916 this building was taken over by the War Office for the treatment of officers suffering from traumatic paraplegia and brain injuries (Figure 5: 41). Victoria Station House was constructed in 1922-1925 above Victoria Station Arcade as part of the renovation of Victoria Station (Figure 5: 40).

6.7.2 A detail from the 1901 Goad map (Figure 11), which only represents the western part of the study site shows the southern part of Wilton Road is still labelled as Hindon Street. A hosier is recorded as occupying two of the properties immediately east of New Street Cottages (later Gillingham Row).

6.7.3 The 1951 Ordnance Survey map (Figure 12) shows empty spaces resulting from Second Word War bomb damage. Two high explosive bombs are known to have fallen onto the study site (www.bombsight.org). Former Hindon Street has by this time become a southerly continuation of Wilton Road. A large empty area behind the study site appears to have been flattened by bombing. St Leonards Street has become Longmoore Street on the 1951 map.

6.7.4 Rebuilding of bombed sites took place after the Second World War. The 1962 Ordnance Survey map (Figure 13) shows the bomb sites along Wilton Road having been infilled (56-62 and 68-71 Wilton Road). A 'Works' is shown to the rear of the study site; this area was redeveloped after 1975 as the Queen Mother's Sports Centre. Buildings at 64 and 65 Wilton Road appear to have been redeveloped on a smaller footprint after 1962. Similarly, buildings 72 and 73 Wilton Road were remodelled after 1962, expanding into Osier Place (Figure 14).

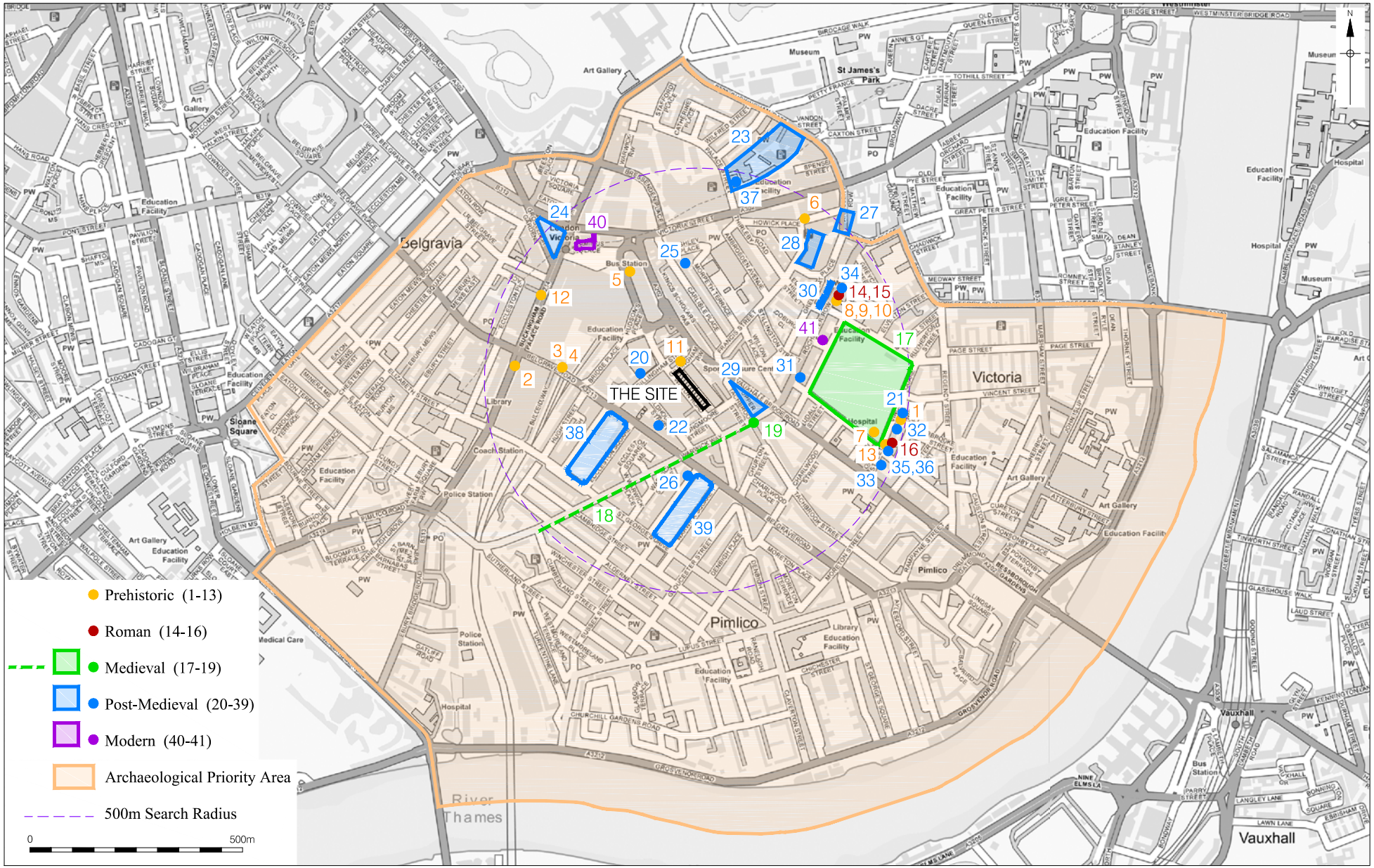

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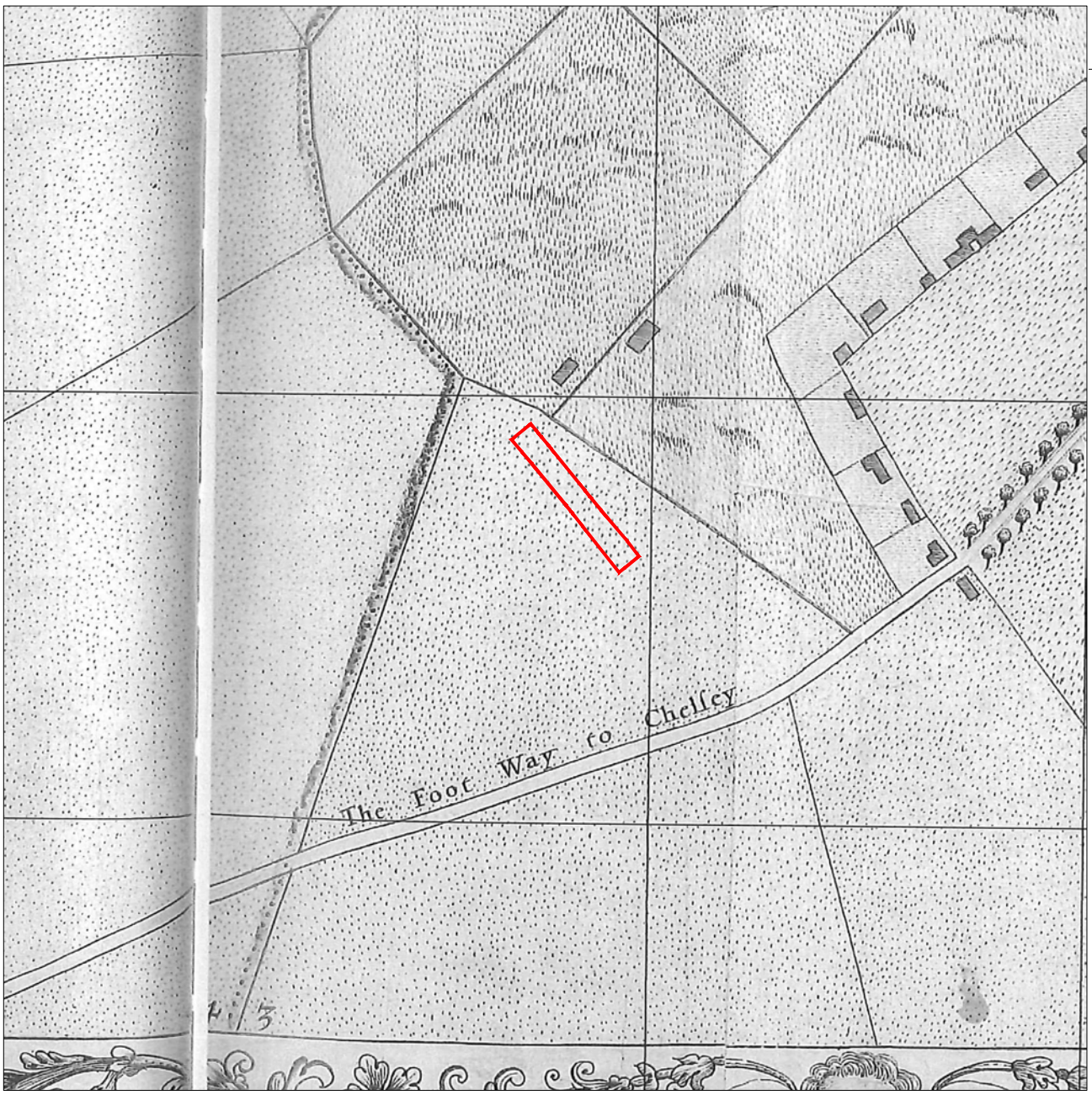
Figure 5
GLHER Locations
1:12,500 at A4



0 200m

Figure 6
William Morgan's Survey of London, 1682
Approx. 1:4,000 at A4

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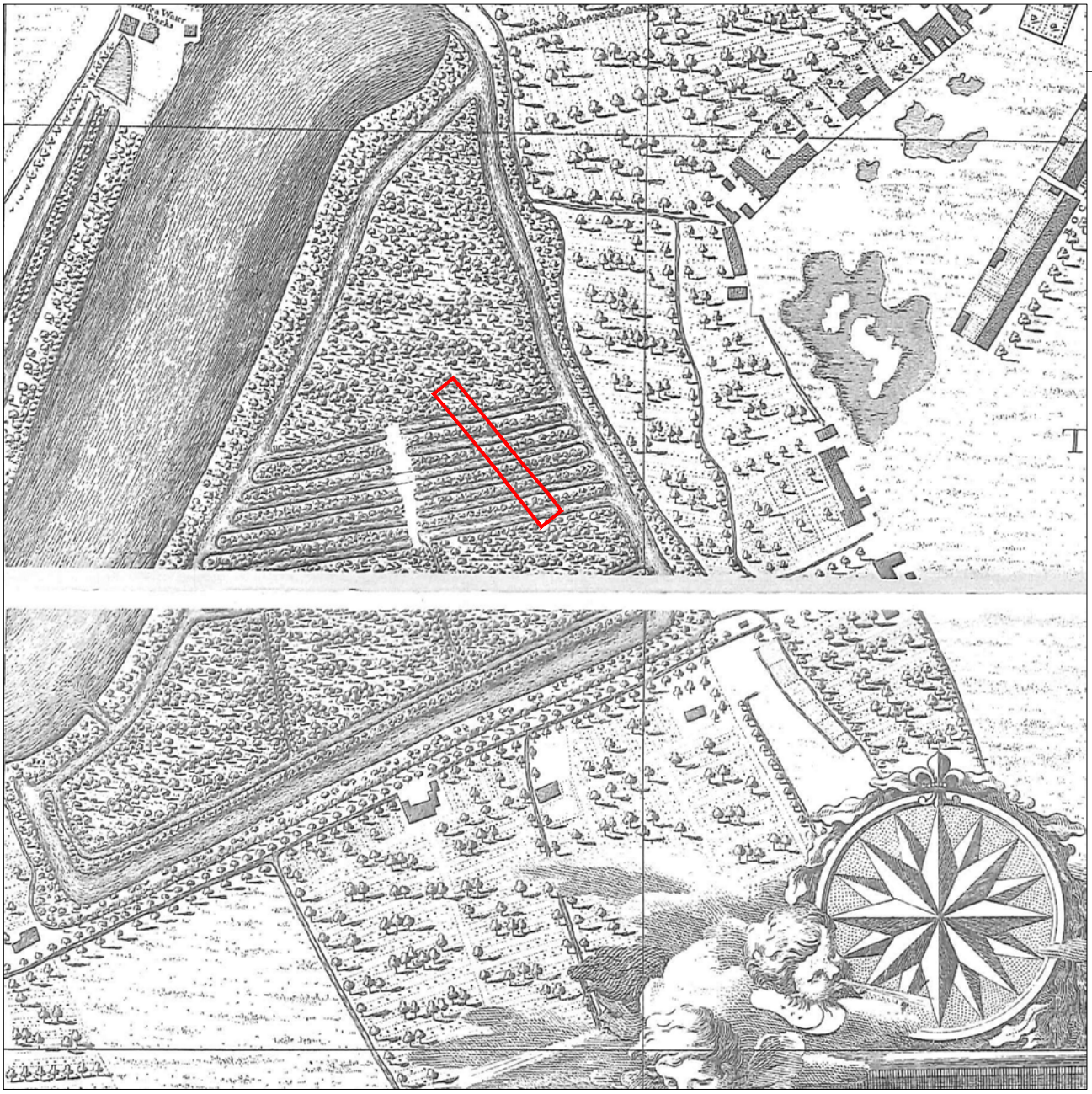

Figure 7
John Rocque's Map of London, 1746
Approx. 1:4,000 at A4

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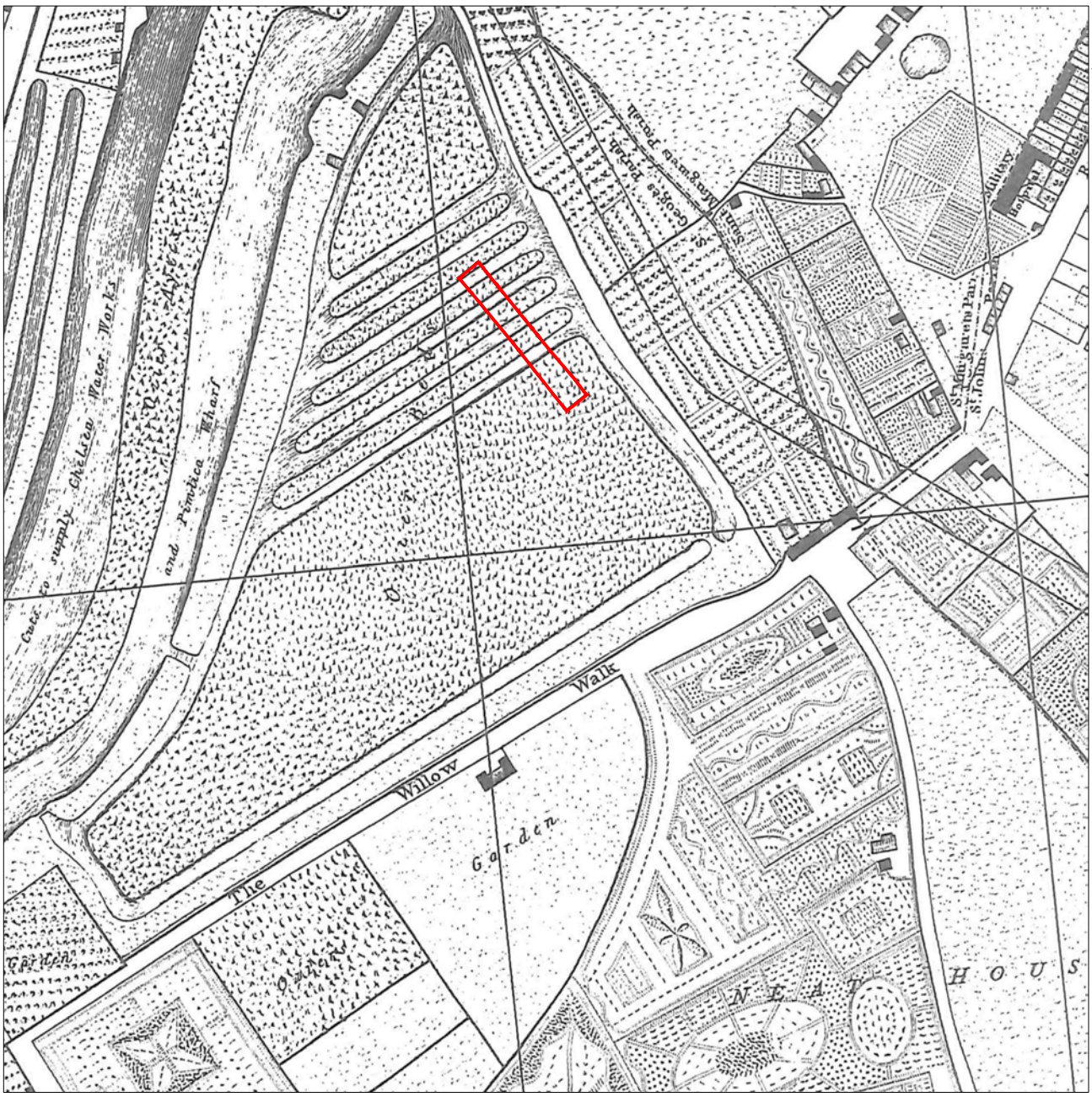

0 200m

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Figure 8
Horwood,1799
Approx. 1:4,000 at A4

Figure 9
Ordnance Survey Map, 1867-74
1:1,250 at A4

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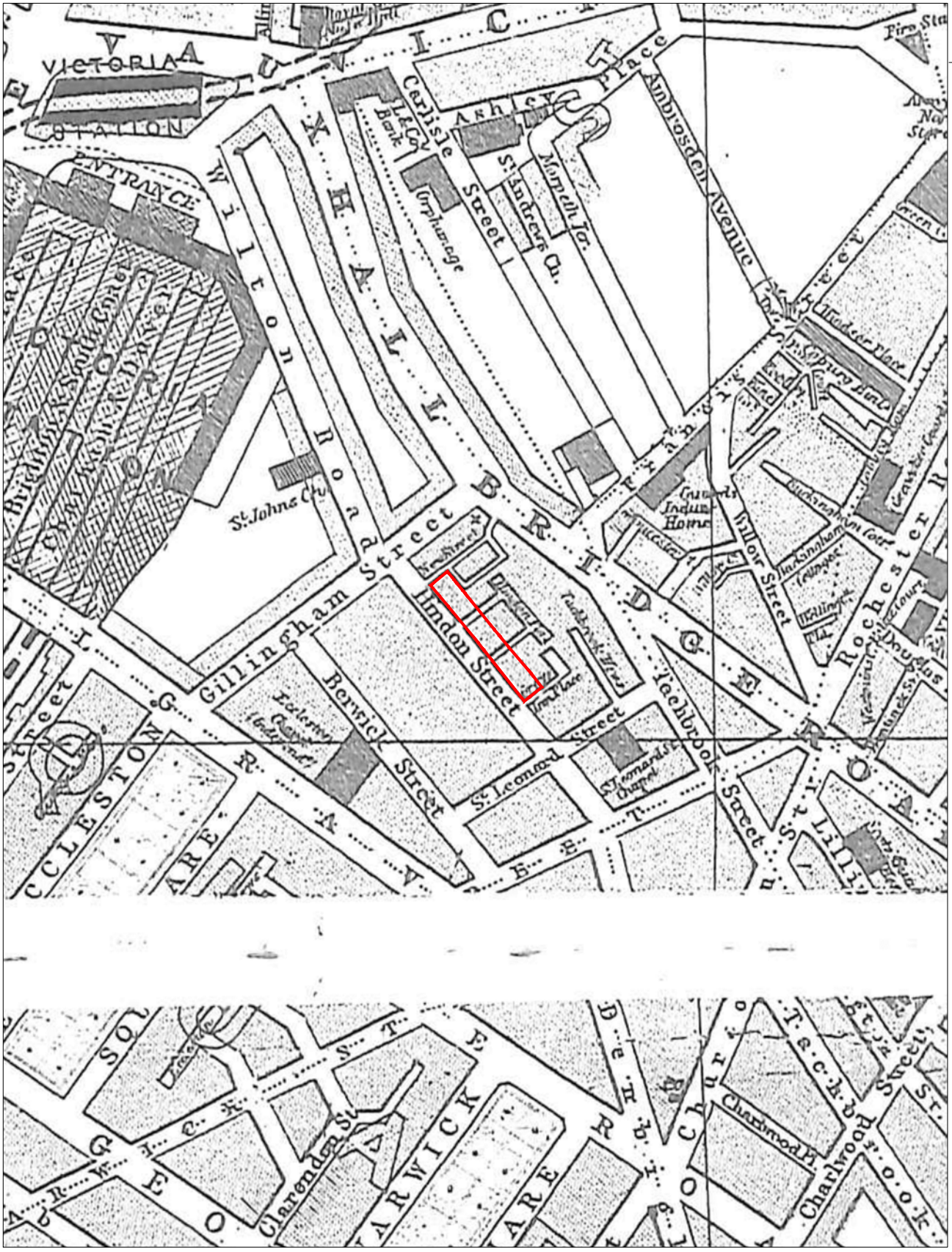

0 200m

Figure 10
Bacon, 1888
1:4,000 at A4

0 50m

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Figure 11
Goad's Plan of London, 1901
1:1,250 at A4

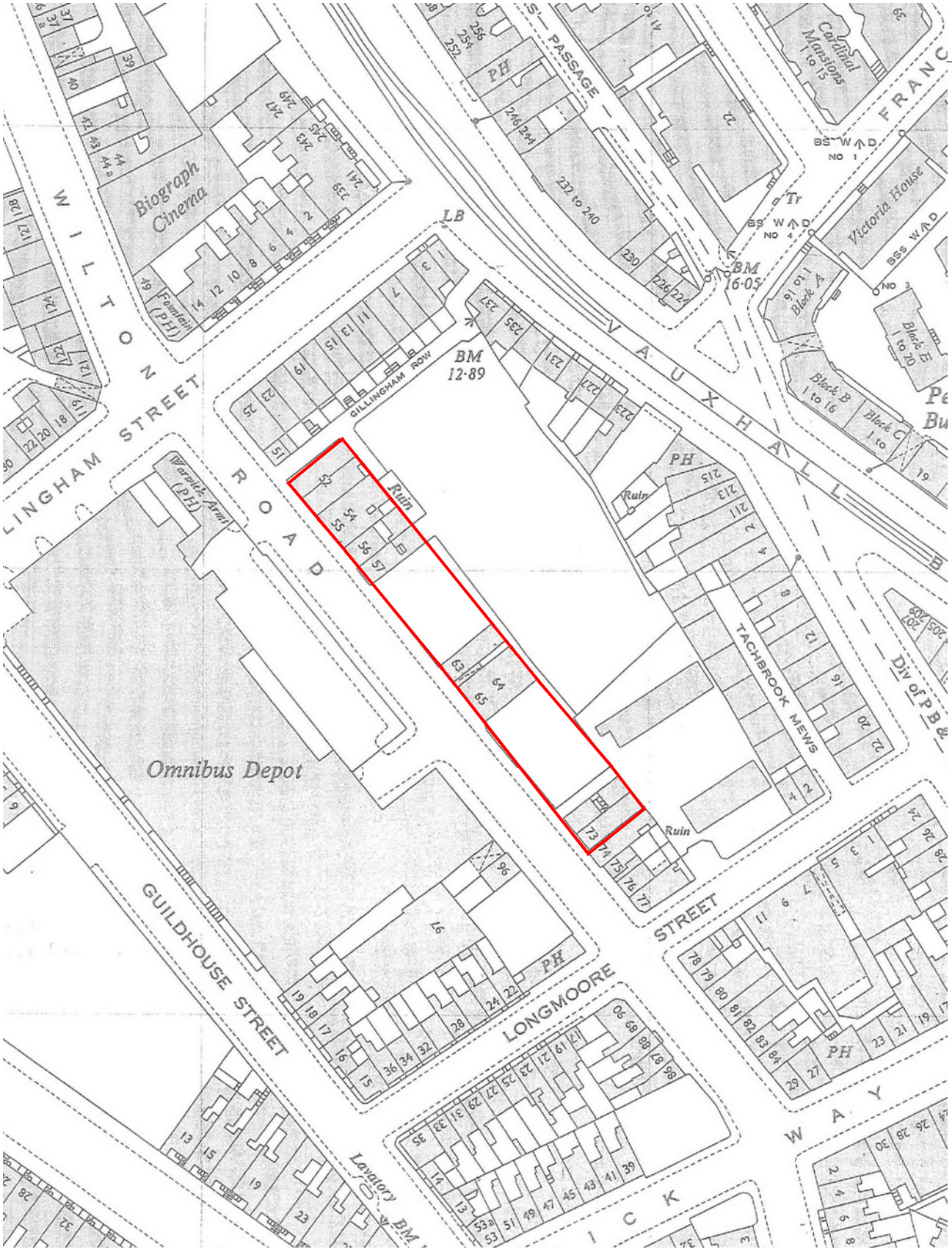

Figure 12
Ordnance Survey Map, 1951
1:1,250 at A4

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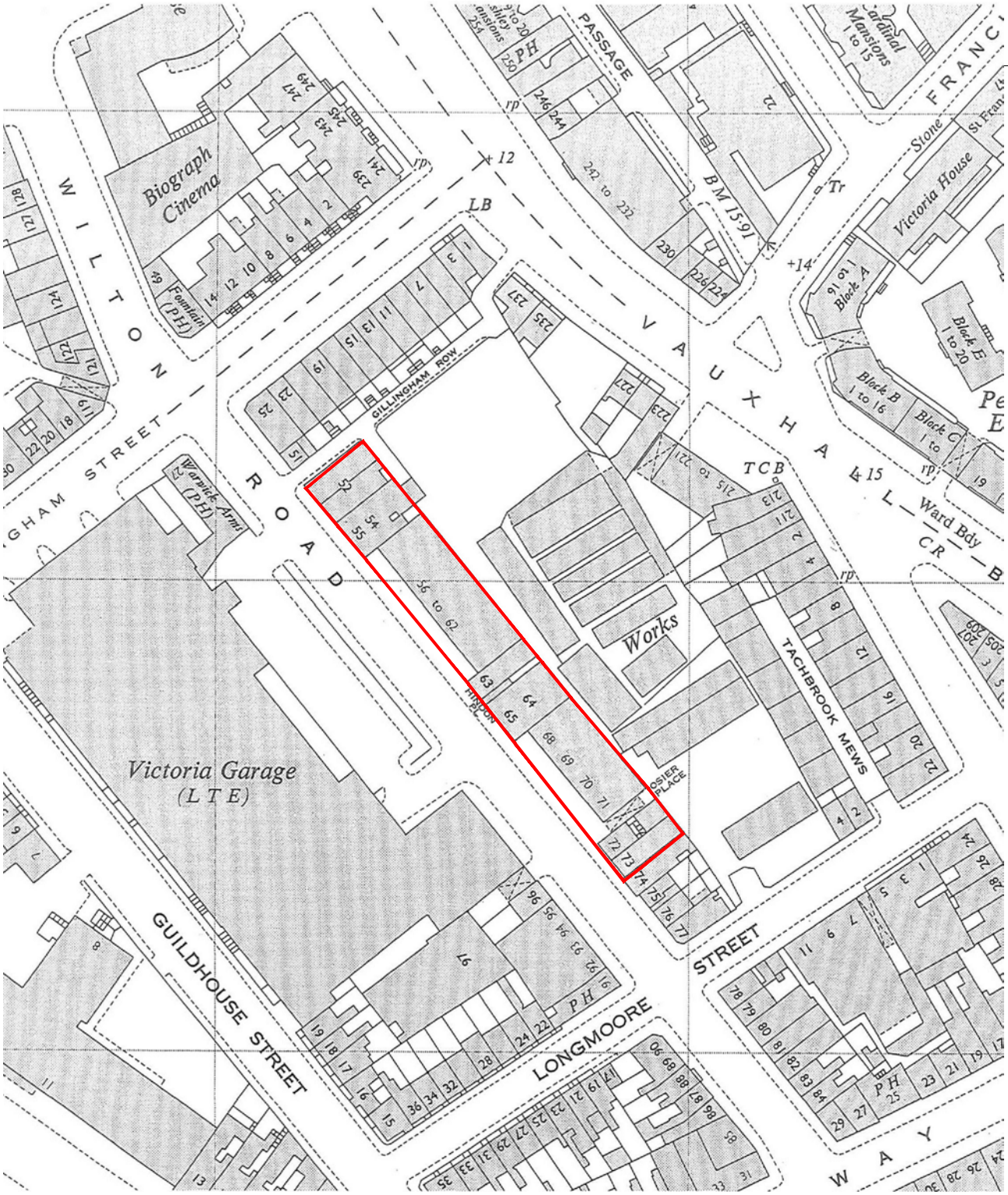

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Figure 13
Ordnance Survey Map, 1962
1:1,250 at A4

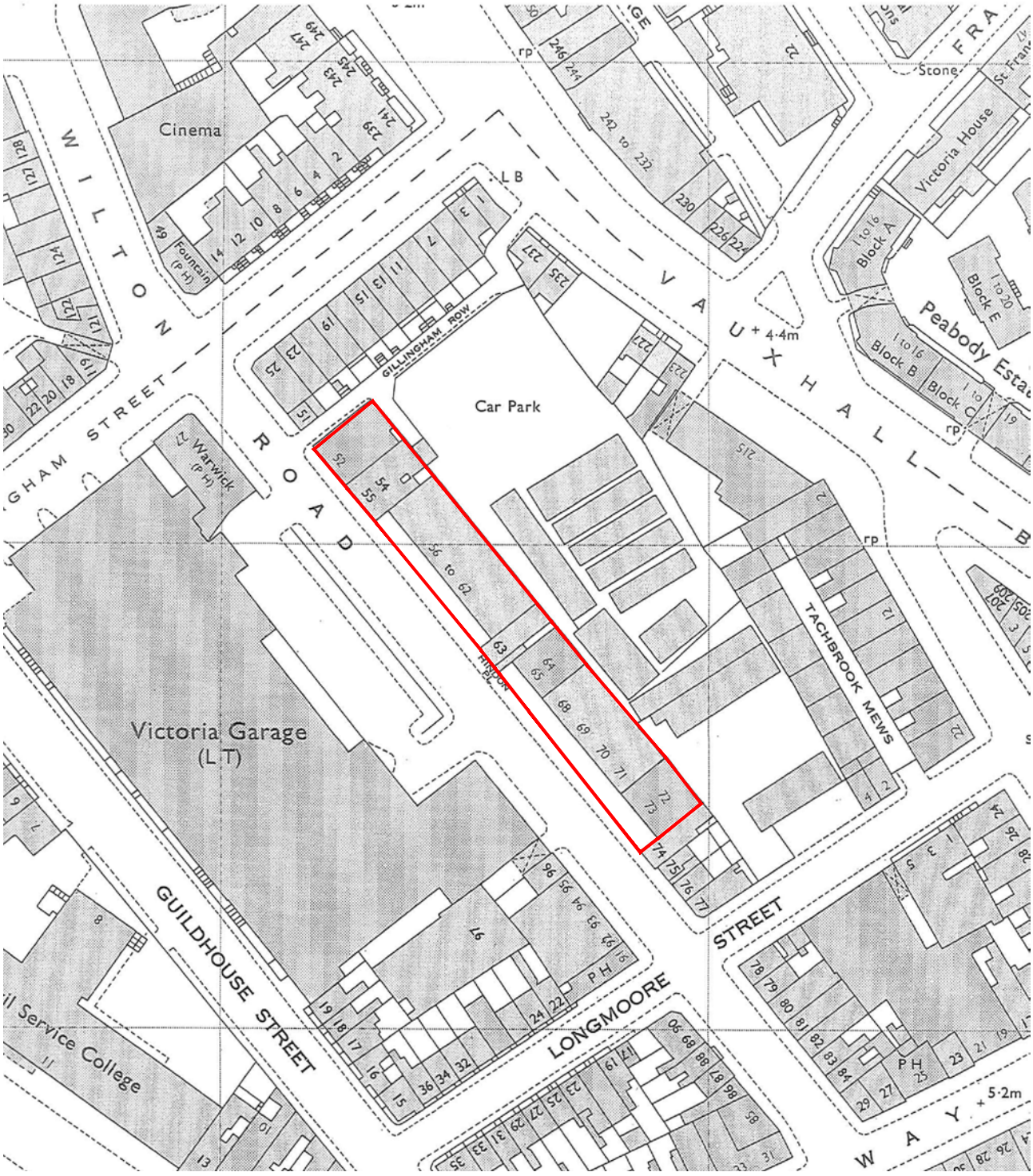

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Figure 14
Ordnance Survey Map, 1975
1:1,250 at A4

0 100m

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19/06/19 RM

Figure 15
LCC Bomb Damage map, 1939-45
1:2,000 at A4

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 General

7.1.1 Archaeological investigations conducted within the study area have identified prehistoric alluvial deposits and post-medieval features and deposits. There are also a few historic findspots of prehistoric implements and multiple locations with historic or cartographic references. These are described in Appendix 1.

7.1.2 The potential for evidence originating from different archaeological time periods is summarised below. However, as the GLHER is only a partial reflection of the buried archaeological record, the true archaeological potential of the area may be higher than suggested. On this evidence the report has determined:

7.2 Prehistoric

7.2.1 There is evidence for a prehistoric environment of marshland, crossed by several rivers, streams and channels with areas of higher and drier ground suitable for occupation throughout the wider Westminster area. Findspots and prehistoric alluvial deposits recorded on the GLHER suggest the potential utilisation of this landscape within the study area during this period. The study site itself is thought to have been located within a low-lying marshy area during the prehistoric period. Prehistoric archaeology at the site are likely to be finds and features associated with nearby settlement on higher/drier ground rather than direct evidence for settlement on the study site; the potential for waterlogged organic remains (e.g. of wooden trackways to survive) is good. The archaeological potential for this era is anticipated to be **moderate**.

7.3 Roman

7.3.1 Roman period records on the GLHER search are limited to three findspots (Figure 5). There is no known Roman settlement within the Westminster area and the nearest definitive Roman road lies 1.5km to the north of the site. The archaeological potential for the Roman period is considered to be **low**.

7.4 Saxon

7.4.1 The study site is thought to have been located on the eastern edge of the manor of Ebury during the Saxon period. However, the only remains of this period recorded on the GLHER are a road and bridge conjectured to have Saxon origins (Figure 5: 18, 19). The archaeological potential for Saxon remains is considered to be **low**.

7.5 Medieval

7.5.1 The medieval period saw the growth of Westminster, with Westminster Palace and Westminster Abbey attracting more wealthy citizens to the vicinity. Areas of marshland were reclaimed and the manor of Ebury saw more development during this period. The study site itself, lying further south and east of these areas probably still lay in unhabitable marshy

ground. It is considered that there is a **low** potential for medieval remains at the study site.

7.6 Post-Medieval

7.6.1 The study site was not developed for housing until the 1820s, when Thomas Cubitt developed extensive areas of land for the Grosvenor family, transforming the marshes into the wealthy neighbourhoods of Belgravia and Pimlico.

7.6.2 The archaeological potential for the post-medieval period is considered to be **high**, with the most likely evidence relating to deposits of made ground used to raise the marshland and render it suitable for building upon. The possible prior use of the study site in the 17th and 18th centuries for osier cultivation may also be expected to be in evidence, along with channelling relating to this enterprise and perhaps also those associated with the nearby Chelsea Water Works.

7.7 Modern

7.7.1 There are no significant modern heritage assets in the immediate vicinity of the site. The proposed development would involve the demolition of surviving 19th century buildings on the site. The remains of bomb-damaged buildings (e.g. surviving basements) are likely to be encountered (see Figure 15). The archaeological potential for the modern period can therefore be considered to be **low**.

8 IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS

8.1 Previous Land Use

8.1.1 Many parts of Westminster are known to have been marshland for much of their history. This marshland was created by the deltas of the Tyburn River and Westbourne River as they joined the Thames, the course of which was meandering and continually flooded the area. Although, areas of higher and drier land existed within this marshland, the study site is not thought to have occupied such a position.

8.1.2 In the medieval and earlier post-medieval periods, the site is known to have been located within an area of marshy wasteland possibly in use for grazing animals. From the late 17th century until the early 19th century the study site is being used for osier cultivation, probably connected to the Chelsea Water Works. It is anticipated that such activity would have caused some impact on the study site. As noted above, a post-medieval water channel was recorded during a geoarchaeological evaluation near the study site at 119-128 Wilton Road (Figure 5: 20). Here, post-medieval channel cutting had truncated earlier deposits.

8.1.3 The site was developed into a residential area by the mid-19th century, mostly due to the work of Thomas Cubitt. In order to develop the marshland, the ground level was raised, using the spoil from the excavation of St Katherine's Dock to raise the level of the land (Cullen 2018).

8.1.4 Details regarding the foundation types or sub-surface elements associated with the 19th century buildings are unknown. Buildings built in the 19th century appear to survive at 52, 54/55 Wilton Road today. These are likely to have had an impact upon any underlying archaeological horizons (particularly if they have basements). However, there is a possibility that archaeological remains and horizons may have survived below the level of the truncation. Post-war rebuilding of the bombed-out areas on site (56-62 & 66-71 Wilton Road) is likely to have further impacted potential archaeological horizons (particularly if the bombsite infill have basement levels). Buildings 64 and 65 Wilton Road appear to have been redeveloped on a smaller footprint after 1962. Similarly, buildings 72 and 73 Wilton Road were remodelled after 1962, expanding into Osier Place (Figure 14).

8.1.5 The installation of any existing or prior services through the area is also likely to have had a truncating effect upon the deposits through which the service trenches were cut. However, it is possible that archaeological deposits and remains may survive in un-truncated areas, or beneath the services.

8.1.6 Previous impact on the site is therefore considered to be **high**.

8.2 Impact of the Proposed Development

8.2.1 Final design details of the proposed development were not available during the production of this report. It is anticipated that any work which extends below the existing ground levels, e.g. ground reduction and excavations for two basement levels, will cause disturbance to, or possibly removal of, any surviving archaeological deposits.

8.2.2 The impact of the proposed development on any surviving archaeological deposits is therefore considered to be **high.**

8.3 Ground Soil Contamination

8.1.1 No initial environmental review has been seen that would indicate the risk of contamination on the site. It is recommended that an initial environmental review should be made to further clarify the risk of contaminated material on this site.

9 CONCLUSIONS

9.1 This report aimed to identify the potential for the occurrence of archaeological remains during works associated with the redevelopment of 52 & 54 to 73 Wilton Road, Westminster, the probable period from which they date and the type of remains that could be expected. In addition, both the likelihood of the survival of these remains and the impact of the proposed development upon them has been considered.

9.2 The study site is thought to have been located within a low-lying marshy area during the prehistoric period. Prehistoric archaeology at the site is likely to be finds and features associated with nearby settlement on higher/drier ground rather than direct evidence for settlement on the study site itself. The potential for waterlogged organic remains (e.g. of wooden trackways and platforms) to survive is good. Prehistoric deposits may survive on site that are of interest for geo-environmental reconstruction (e.g. alluvial sequences). The archaeological potential for surviving prehistoric remains is anticipated to be moderate.

9.3 Although a scattering of Roman finds has come from the Westminster area, there are no known Roman settlements. Roman period records on the GLHER search are limited to three artefact findspots. As such there is likely to be a low potential for remains dating to the Roman period.

9.4 The study site is thought to have been located on the eastern edge of the manor of Ebury during the Saxon period. However, the only remains of this period recorded on the GLHER are a road and bridge conjectured to have Saxon origins. The archaeological potential for Saxon remains is considered to be low.

9.5 The study site itself remained in an area of unhabitable marshy ground during the medieval period. It is therefore considered that there is a low potential for medieval remains at the study site. The study site remained undeveloped during the earlier part of the post-medieval period. The area was not developed for housing until the 1820s, when Thomas Cubitt developed vast areas of land for the Grosvenor family, transforming the marshes into the wealthy neighbourhoods of Belgravia and Pimlico.

9.6 The archaeological potential for the post-medieval period is considered to be high. The most likely evidence to be found on site are deposits of made ground used to raise the marshland and render it suitable for building upon. The possible prior use of the study site in the 17th and 18th centuries for osier cultivation may also be expected to be in evidence, along with channelling relating to this enterprise and perhaps with the nearby Chelsea Water Works.

9.7 There are no significant modern heritage assets on or in the immediate vicinity of the site that will be impinged upon by the proposed development.

9.8 The proposed development involves the demolition of existing buildings on the site and the construction of a new building with a mix of residential and commercial uses. Buildings from the mid-19th century survive at Nos 52, 54, 55 and 63 Wilton Road. The rest of the proposed development site was either bomb-damaged in the Second World War and rebuilt in the 1950s or redeveloped in the late 1960s or early 1970s.

9.9 The proposed new structure will comprise nine floors including two levels of basement (Matt Architects 2019). The degree to which proposed development will impact potential buried heritage assets will obviously depend on the depth of formation level and associated groundworks (e.g. for service runs), but is likely to be significant. The extent to which the ground (and any archaeological deposits within it) is truncated by existing or former buildings across the site is clearly an important factor for consideration when evaluating the impact of the proposed development.

9.10 In sum, it is anticipated that any work intrusive below the existing ground level risks the disturbance of surviving archaeological deposits, particularly those from the Prehistoric and post-medieval periods.

9.11 Any required archaeological work at the site should be undertaken by an approved archaeological contractor, following the compilation of a 'Written Scheme of Investigation' which has been approved in advance by the City of Westminster.

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10.2 Cartographic Resources

Bacon, 1888

Goad, 1901

Horwood, 1799

Morgan, 1682

Ordnance Survey Map, 1864-74

Ordnance Survey Map, 1951

Ordnance Survey Map, 1962

Ordnance Survey Map, 1975

Roque, 1747

10.3 Online Resources

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APPENDIX 1: THE HISTORIC ENVIRONMENT RECORD

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
Prehistoric							
MLO77456	TQ 29658 78710	21 Vincent Square	Deposit	Palaeolithic and Mesolithic sands and gravels	500000-10000	Palaeolithic-Mesolithic	1
MLO103181	TQ 2874 7883	Buckingham Palace Road	Findspot	A group of Palaeolithic faunal remains from Marine Isotope Stage 5e	130000 BC to 115000 BC	Middle Palaeolithic	2
084023/00/00 – MLO70887	TQ 2885 7883	Bishops Depository	Flood Deposit	A sequence of gradually accumulating prehistoric/Neolithic lacustrine sediments overlain by more recent deposits	500000 BC-42 AD	Prehistoric/ Mesolithic/ Neolithic	3
MLO75386	TQ288 5 7883	Former Bishops Depository	Alluvium	A variable archaeologically important alluvial deposit sequence lying above a basal deposit of sands	500000 BC-42AD	Prehistoric	4
MLO98869	TQ 29018 79083	Vauxhall Bridge Road, No 33	Deposit, Alluvium	Pleistocene floodplain sands and gravels	500000 BC – 10001 BC	Palaeolithic	5
081135/00/00 – MLO2823	TQ 2942 7918	Francis St (junction with)	Findspot	Neolithic stone axe found. Made of a dark, coarse grained dolerite.	4000 BC – 2201 BC	Neolithic	6
MLO3196	TQ295 0 7900	Rochester Row, Westminster	Findspot	Neolithic find. Flaked Stone. Unstratified.	4000 BC – 2201 BC	Neolithic	7
MLO9133	TQ 2950 7900	Rochester Row, Westminster	Findspot	A Bronze Age Sword was found at Rochester Row	2200 BC - 701 BC	Bronze Age	8
081313/00/00 -MLO9135	TQ 2950 7900	Westminster	Findspot	A Bronze Age curved knife	2200 BC - 701 BC	Bronze Age	9

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
081310/00/00 – MLO9131	TQ 2950 7900	Westminster	Findspot	A Bronze Age dagger	2200 BC - 701 BC	Bronze Age	10
084924/00/00 0 – MLO75058	TQ 2903 7882	119-128 Wilton Rd SW1	Water Channels	Bedded water lain sands, silt and clay overlie gravel at the base of the sequence.	2200 BC - 701 BC	Bronze Age/ Unknown date	11
081140/00/00 – MLO1977	TQ 2880 7900	Buckingham Palace Road	Findspot	Late Neolithic to Late Bronze Age Looped palstave axe that was found in 1912	2200B C – 701 BC	Bronze Age	12
084870/00/00 0 – MLO74823	TQ 2961 7865	Westminster Under School	Findspot	Prehistoric pottery was recovered	4000 BC – 42 AD	Prehistoric/Unknown	13
Roman							
081200/00/00 – MLO2879	TQ 2950 7900	Westminster	Findspot	'T' shaped Iron Key	43 AD to 409 AD	Roman	14
081268/00/00 -MLO9079	TQ 2950 7900	Westminster	Findspot	A possibly Ptolemaic coin	43 AD to 409 AD	Roman	15
084871/00/00 0-MLO74824	TQ 2961 7865	Westminster Under School	Findspot	Roman pottery (residual) was recovered during a watching brief in 1999	43 AD to 409 AD	Roman	16
Medieval							
MLO9217	TQ 2955 7879	Vincent Square	Cemetery, Hospital, Plague Pit, Playing Field	Documentary Evidence. On a 1614 map site marked as 'Totile Fields' and may have been known in the early medieval period as 'Bulinga Fen'. It was then used as an area for plague pits and some pest houses were extant in the 18th century.	1066A D – 1900 AD	Medieval/Post-Medieval	17
081206/01/00 -MLO28773	TQ 2905 7857	Warwick Way	Road	The approach to Neate House that is shown on the Parish map from 1614	410 AD to 1065 AD	Early Medieval/Dark Ages	18

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
081206/02/00 – MLO28772	TQ 2930 7870	Warwick Way	Bridge	Bridge over Tyburn for approach to Neate House shown on 1614 map	410 AD to 1900	Early Medieval/Medieval/ Post-Medieval	19
Post-Medieval							
084925/00/00 0 – MLO75059	TQ 2903 7882	119-128 Wilton Rd, SW1	Water Channel	Series of channels, depicted on 18th and 19th century maps associated with Chelsea Water Works	1540 AD to 1900 AD	Post-Medieval	20
MLO77456	TQ 29658 78710	21 Vincent Square	Made Ground	Geoarchaeological monitoring. 18th century consolidation with dumped soil and other materials	1540 AD to 1900 AD	Post-Medieval	21
MLO107944	TQ 2908 7870	Belgrave Road/Guildhouse Street	Eccleston Square Congregational Chapel, Cemetery?	Documentary evidence for site of 19th century chapel	1540 AD to 1900 AD	Post-Medieval	22
MLO9233	TQ 2933 7932	Buckingham Gate	Almshouse, School	Documentary evidence for site of 17th century almshouse, Emanuel Hospital and Brown Coat School	1540 AD to 1900 AD	Post-Medieval	23
MLO101371	TQ 2882 7914	Lower Grosvenor Gardens	Square, Botanical Feature	Protected square	1540 AD to 1900 AD	Post-Medieval	24
MLO106774	TQ 29144 79080	Carlisle Place	Pit, Made Ground	Post-medieval pit cut into a post-medieval made ground. Pit contained 19th century pottery, oyster shell and glass bottles	1540 AD to 1900 AD	Post-Medieval	25
081404/00/00 – MLO9216	TQ 291 785	Pimlico	Garden, Market Garden	Area of market gardens 'Neat House Gardens', garden pf Abbeys Neate House?	1066 AD – 1900 AD	Medieval/Post-Medieval	26

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
081442/00/00 – MLO18898	TQ 2951 7917	Greencoat Place	House of Correction	The site of Bridewell Prison first built in 1618 as a house of correction. In 1830 a new prison was built	1540 AD to 1900 AD	Post-Medieval	27
MLO9244	TQ 2943 7911	Greencoat Place	Orphanage, School	Site of a school and possible orphanage visible on 18th and 19th century maps	1540 AD to 1900 AD	Post-Medieval	28
MLO97940	TQ 29291 78760	Land at Tachbrook Triangle	Gravel Quarry	Deposits associated with a late Post-Medieval reed bed possibly within a former quarry	1540 AD to 1900 AD	Post-Medieval	29
081435/00/00 – MLO11187	TQ 2947 7900	Rochester Row	Almshouse	Found 1708 by will of Emery Hill (Maitland). Emery Hill Grammar School from 1674. Knocked down end of 19th century.	1540 AD to 1900 AD	Post-Medieval	30
MLO98077	TQ 29414 78808	Rochester Row	Made Ground	Made ground recorded containing post-medieval pottery sherds, charcoal and oyster shell	1540 AD to 1900 AD	Post-Medieval	31
MLO107945	TQ 2964 7870	Vincent Square	Cemetery, Church	The church was erected partly by subscription and partly by the Church Commissioners in 1837. Designed by Blore.	1540 AD to 1900 AD	Post-Medieval	32
083773/00/00 -MLO69022	TQ 2960 7860	Vauxhall Bridge Road (Near)	Pit, Pond	Roque's Map of 1747 shows large irregularly shaped pond or brickpit lay in the southern part of Tothill Fields	1540 AD to 1900 AD	Post-Medieval	33
MLO3616	TQ 29584 78696	Vincent Square/Douglas Street	Battery, Fort	Documentary evidence. Line of Civil War defences is thought to have reached the River Thames between	1540 AD to 1900 AD	Post-Medieval	34

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
				Vauxhall Bridge and the Tate Gallery. Plan of 1749 shows square battery at 'Toothill Fields', now Vincent Square			
084872/00/000 – MLO74825	TQ 2961 7865	Westminster Under School	Dump, Land Reclamation, Water Channel	Geotechnical pits revealed natural channel – probably former course of Tachbrook stream, Sequence of 17th/18th century alluvial infill/reclamation events	1540 AD to 1900 AD	Post-Medieval	35
084962/00/000 – MLO75173	TQ 2961 7865	Westminster Under School	Pit, Quarry	Watching brief recorded two large pits (possible for extraction) backfilled with post-medieval demolition material	1540 AD to 1900 AD	Post-Medieval	36
MLO98827	TQ 29261 79262	Palace Street, No 57	Teachers House	The buildings formerly known as Nos 51, 53 and 57 Palace Street, were constructed in 1876 with the assistance of the philanthropist Sir Sydney Waterlow	1876 AD – 2008 AD	Post-Medieval to Modern	37
MLO59296	TQ 2893 7864	Eccleston Square	Garden, Private Square, Tennis Court	19th century square. Area developed in 1830s and 1840s by Thomas Cubitt	1835 AD – 2050 AD	Post-Medieval to Modern	38
MLO59291	TQ 2913 7849	Warwick Square	Private Square, Tennis Court	19th century private square, c. 1.5 ha. Area developed in 1840s by Thomas Cubitt.	1835 AD – 2050 AD	Post-Medieval to Modern	39

HER Number	Grid Ref	Name	Monument Type	Details	Date Range	Period	Figure Ref
Modern							
MLO106889	TQ 28908 79128	Terminus Place (Nos 9-16)	Balustrade, Cornice, Frieze, Office, Restaurant, Tower	Victoria Station House was built in 1922-5 above Victoria Station	1922 AD – 2050 AD	Modern	40
MLO106933	TQ 29464 78896	Vincent Square	Auxiliary Hospital, Hotel, Nursing Home	Empire Hospital opened in 1913 – it was a nursing home for paying patients. Hospital taken over in 1916 by War Office for soldiers suffering from traumatic paraplegia and brain injuries. Hospital closed in 1919. Now Grange Rochester Hotel	1913 AD – AD 2050	Modern	41

P C A

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