Historic England

City of Westminster

Archaeological Priority Areas Appraisal

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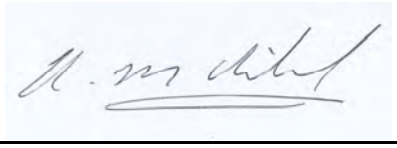
Approval: (Signature)	

This document has been produced by Patrick Booth, Sandy Kidd, Gill King, Diane Abrams and Laura O'Gorman (all Historic England).

Contents

Introduction

This document has been produced by the Greater London Archaeology Advisory Service (GLAAS), part of the London office of Historic England. The City of Westminster Archaeological Priority Area Appraisal is part of a long term commitment to review and update London's Archaeological Priority Areas (APA). The review will use evidence held in the Greater London Historic Environment Record (GLHER) in order to provide a sound evidence base for local plans that accords with the National Planning Policy Framework and its supporting Practice Guidance.

The appraisal is an opportunity to review the current APA framework in the City of Westminster and produce revised areas and new descriptions. The proposals are being submitted to the City of Westminster for consideration and recommended for adoption in support of the Local Plan.

Explanation of Archaeological Priority Areas

An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.

APAs exist in every London borough and were initially created in the 1970s and 1980s either by the boroughs or local museums. In the City of Westminster such areas were formerly known as Areas of Special Archaeological Priority. The present review of these areas is based on evidence held in the Greater London Historic Environment Record (GLHER). Guidelines have been published to promote consistency in the recognition and definition of these areas across Greater London[1] and have been used in the preparation of this document.

In the context of the National Planning Policy Framework (NPPF), archaeological interest means evidence of past human activity worthy of expert investigation. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them. However, heritage assets of archaeological interest can also hold other forms of heritage significance – artistic, architectural or historic interest. For many types of above ground heritage asset (e.g. historic buildings, landscapes and industrial heritage) these other interests may be more obvious or important. Sometimes heritage interests are intertwined – as is often the case with archaeological and historical interest. While the APA system does not seek to duplicate protection given by other heritage designations, such as Listed Buildings or Conservation Areas, it does aim to overlap and integrate with such approaches. Understanding archaeological significance can enhance appreciation of historical or architectural interest and vice versa.

APAs highlight where important archaeological interest might be located based on the history of the area and previous archaeological investigations. They help local planning authorities to manage archaeological remains that might be affected by development by providing an evidence base for Local Plans. This evidence base identifies areas of known heritage assets of historic and archaeological interest and wider zones where there is a likelihood that currently unidentified heritage assets will be discovered in the future. APAs act as a trigger for consultation with the borough's archaeological adviser and are justified by a description of significance which will inform development management advice and decision making. The appraisal can also indicate how archaeology might contribute towards a positive strategy for conserving and enjoying the local historic environment, for example through recognising local distinctiveness or securing social or cultural benefits.

However, archaeological research and discovery is a dynamic process so it is not

[1] That is the boroughs advised by GLAAS: not the City of London and Southwark which have their own archaeological advisers.

possible to anticipate all eventualities, threats and opportunities. This appraisal should therefore be seen as providing a flexible framework for informed site specific decision making but not a straightjacket.

Archaeological Priority Area Tiers

Previously all parts of the City of Westminster were either inside or outside an Area of Special Archaeological Priority. Under the new system all parts of the borough will fall into one of four different tiers of archaeological significance and potential. The tiers vary depending on the archaeological significance and potential of that particular area. New Archaeological Priority Areas (APAs) have been categorised into one of Tiers 1-3 while all other areas within the borough will be regarded as being in Tier 4. Tier levels indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance. The type of planning applications and the tier level it is located in indicate the likelihood that archaeology will be a consideration in reaching a planning decision.

Consultation guidelines are set out in the GLAAS Charter. New guidelines will link the tiers to specific thresholds for triggering archaeological advice and assessment. It is expected that as a minimum all major applications[2] within Archaeological Priority Areas (Tiers 1-3) would require an archaeological desk based assessment, and if necessary a field evaluation, to accompany a planning application. In the more sensitive Tier 1 and Tier 2 areas this procedure would also apply to some smaller scale developments. Outside Archaeological Priority Areas (Tier 4) some major developments, such as those subject to Environmental Impact Assessment, may warrant similar treatment. Pre-application consultation with GLAAS is encouraged to ensure planning applications are supported by appropriate information.

Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national importance (a Scheduled Monument or equivalent); or is otherwise of very high archaeological sensitivity. Thus Tier 1 covers heritage assets to which policies for designated heritage assets would apply and a few other sites which are particularly sensitive to small scale disturbance[3]. They will be clearly focused on a specific heritage asset and will normally

[2] Major applications include development involving 10 or more dwellings or an application site of 0.5 hectares or more on outline applications. For other types of applications including commercial or industrial development a major application may be defined as being 1000m^2 floorspace or more or an application site of 1 hectare or more on an outline application.

[3] However, this does not mean that the policies for assets of national importance would apply to every development in a Tier 1 APA as that will depend upon the nature of the proposals and results of site-specific assessment and evaluation.

be relatively small. Scheduled Monuments would normally be included within a Tier 1 APA[4].

Tier 2 is a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset. Tier 2 APAs will typically cover a larger area than a Tier 1 APA and may encompass a group of heritage assets.

Tier 3 is a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Tier 3 APAs will typically be defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distribution.

Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times. Such potential is most likely to be identified on greenfield sites, in relation to large scale development or in association with Listed Buildings or other designated heritage assets.

New information may lead to areas moving between the four tiers set out above. For example, a positive archaeological evaluation could result in a Tier 2 area (or part of it) being upgraded to Tier 1 if the remains found were judged to be of national importance. It is important to understand that the new tiered system is intended to be dynamic and responsive to new information which either increases or decreases the significance of an area.

[4] Tier 1 APAs around Scheduled Monuments will often extend beyond the boundary of the scheduled area to reflect the full extent of the asset, including the potential for associated remains. It will not usually be practicable for an APA to define the totality of Scheduled Monument's setting. Instead they will attempt to reflect areas close to the monument that would be especially sensitive. A few Scheduled Monuments which have been designated for their historical or other non-archaeological interest will not merit the definition of a Tier 1 APA.

This document comprises an appraisal of all the new APAs in the City of Westminster which have been allocated to one of Tiers 1-3. Each APA has an associated description which includes several different sections. A "Summary and Definition" section provides a brief overview of the key features of the APA, the justification for its selection, how its boundaries were defined and gives an explanation as to why it has been placed in a particular tier group. A "Description" section goes into more detail about the history and archaeology of the APA to describe its overall character. Finally a "Significance" section details the heritage significance of the APA with particular reference to its archaeological interest and related historical interest. Each description will also have a list of "Key References" along with a related map showing the extent of the APA boundary. A glossary of relevant terms is included at the end of the document.

City of Westminster: Historical and Archaeological Interest

The City of Westminster is located immediately to the west of the City of London and lies within the Inner London National Character Area (112). The southern parts of the borough formed a low lying flood plain with geology comprised of clay, sand and silt. Parts of its southern and eastern boundaries are defined by the River Thames and the Westbourne and Tyburn rivers run across the borough from north to south before entering into the Thames. These rivers are now covered for most of their lengths but previously would have led to parts of the borough being marshland covered by numerous water channels and gravel islands.

One such gravel island was Thorney Island where Westminster Abbey and Palace of Westminster were later built. Since the 11th century that area of the borough has been associated with royal and political authority and buildings such as the Houses of Parliament, Westminster Abbey, 10 Downing Street and Buckingham Palace still play a central role in important national events.

However, in contrast the northern part of the borough lies on London Clay geology and was rural until the 19th century. There are also a number of large parks within Westminster such as Regent's Park and Hyde Park which have not been developed despite being located in some of the most densely built up areas of Greater London.

The large number and density of designated heritage assets within the City of Westminster demonstrates the importance of its built heritage but does not entirely capture its archaeological interest which is largely undesignated despite being just as important in places. Inevitably the extensive post medieval and modern development has disturbed earlier remains resulting in very variable survival of buried remains. In places they have been truncated or destroyed but elsewhere there is exceptional preservation of waterlogged remains, even surviving beneath basements and cellars.

Prehistoric (500,000 BC to 42 AD)

Early communities would have considered dry land close to rivers attractive locations for settlement due to the plentiful water supply, access to hunting and fishing grounds and (after 4000 BC) the good agricultural potential of the land. Prehistoric settlements may have developed alongside the former low lying wetland landscapes such as the area now known as Pimlico. The preserved remains of timber trackways and hunting platforms have been found in other former wetland areas along the Thames and similar remains should be anticipated in Westminster too. Prehistoric finds include metal tools and weapons dredged

from the Thames. Exceptional objects such as the late Iron Age Waterloo Helmet and Battersea Shield, may relate to religious votive offerings deposited within rivers or former river channels. New prehistoric discoveries in Westminster are most likely to improve understanding of the development and use of the river and its margins, both for practical purposes and ritual activities perhaps focussed on the confluence of rivers, a crossing point or the former tidal head. Combining geo-archaeological studies from many sites across an area like this is often more informative than a single site may appear in isolation.

Very much older is the collection of faunal remains that have been found in the vicinity of Trafalgar Square which date from between 130,000 BC to 115,000 BC which represent a particularly rare and significant palaeo-environmental site from the Ipswichian Interglacial period. A fundamental question is why early humans were apparently not living in Britain at a time when the environment should have suited them.

Roman (43 AD to 409 AD)

Westminster lies directly to the west of the Roman city of *Londinium* and two major Roman roads passed through the borough. The London to Silchester Roman road followed the route of Oxford Street and Bayswater Road while Watling Street headed north-west from what is now Marble Arch towards St Albans along the same route as Edgware Road. Other smaller Roman roads were present in Westminster and the Strand is thought to follow the route of a road that led west from the city. Small roadside settlements may have developed along these routes and it is likely that small areas of activity or settlement developed within other parts of Westminster since it was so close to *Londinium*. A concentration of Roman finds which included a tile kiln, a hypocaust and several burials were found in the vicinity of St Martin-in-the-Fields and a possible Roman farm was found in Hyde Park. Roman finds have also been recovered from the area close to the Houses of Parliament and a settlement associated with a possible river crossing may have been located there. However, the presence of a significant settlement in that area has yet to be confirmed and the nature and extent of Roman settlement and activity across the borough has yet to be fully understood. It is also unclear whether the population of Roman Westminster was predominantly native Britons or whether the presence of the nearby city led to a more multi-cultural population settling here during the period.

The significance of most Roman remains will likely relate to understanding land use and activities in the immediate hinterland of *Londinium*. The late Roman activity at St Martin-in-the-Fields provides a rare insight into the mysterious final years of the Roman province and is therefore of particular interest.

Anglo-Saxon (410 AD to 1065 AD)

The Anglo-Saxon settlement of *Lundenwic* was located in the Strand area of Westminster between Aldwych and Trafalgar Square. *Lundenwic* was an international port which was active between the 7th and 9th centuries and had an estimated population of up to 7000. It was not identified until the 1980s but since then a number of excavations have added to our knowledge of the settlement which consisted of timber built thatched buildings laid out on a grid pattern. *Lundenwic* went into decline during the 9th century, possibly due to economic factors or the increased activity of Viking raiders, and the settlement was moved eastwards by King Alfred into the walled area of the former Roman city and became known as *Lundenburh*.

It was during the Anglo-Saxon period that the first ecclesiastical buildings were built in the former Thorney Island area possibly to match the location of St Paul's which had been established to the east of *Lundenwic* in the early 7th century. The first church on the site may have been established during the 8th century although no archaeological trace of such a church has yet been found. In the 10th century an abbey was built by St Dunstan which was subsequently replaced by a larger abbey by Edward the Confessor shortly before his death and the Norman invasion. Edward the Confessor also established the Palace of Westminster nearby.

Beyond *Lundenwic* and the abbey area, Anglo-Saxon settlement across the borough appears to have been sporadic and it is possible that the size and influence of *Lundenwic* would have prevented settlements from developing within its immediate hinterland. In addition to Westminster the Domesday Book mentions Tyburn (Tiburne) and Ebury (Eia) although it is not known how large the settlements were in either of these manors during the Anglo-Saxon period.

As one of only a handful of major Middle Saxon international trading emporia in England, *Lundenwic* is of national and international significance for the study of Anglo-Saxon settlement patterns, governance, commerce and economy.

Medieval (1066 AD to 1539 AD)

Westminster Abbey and the Palace of Westminster continued to develop and expand during the medieval period whilst a small town grew up outside their gates. Westminster Hall and the Jewel Tower are two other buildings built during the medieval period which are still standing. Towards the end of the period Henry VIII established a new palace in Whitehall which became the focus for the royal court while the Palace of Westminster remained the

base of political power. During the medieval period the Strand became a popular area for grand mansions and the London residences of several bishops were built there. The Strand continued to be a popular area for members of the nobility to build their London home in the post medieval period since it was midway between the city and the royal court in Whitehall.

It was during the medieval period that places such as Paddington and Tyburn started to emerge as distinct rural settlements although their proximity to central London prevented them from developing into major settlements. The Tyburn settlement later migrated northwards and became Marylebone while the name Tyburn became associated with the place of execution at Marble Arch. Remains of manor houses or former parish churches associated with these settlements may survive.

The significance of Westminster's medieval archaeology rests principally in its unique contribution to understanding the physical evidence for governance of the Kingdom of England; that is everything from its buildings to high status artefacts and environmental remains of elite living. Alongside the royal palace lay the abbey epitomising the dual dominion of church and state. Along the Strand the aristocracy completed this concentration of exceptional wealth and power. In contrast, serving or supplying the elite were the ordinary people of the town and neighbouring villages whose archaeology has as yet been relatively little investigated. A basic question is how much survives as we would like to know how much these people's lives were affected by the nearby luxuries.

Post medieval (1540 AD to 1900 AD) and Modern (1901 AD to present day)

At the beginning of the post medieval period Henry VIII fenced off a number of large open areas which he converted into royal hunting parks. These areas later became public parks such as Hyde Park, Regent's Park, Green Park and St James's Park which never underwent major disturbance or development. Such large undisturbed areas within such a densely developed area of central London have the potential for archaeological finds from all periods. Open squares within Westminster, which remained undeveloped while the area around them was built on, have similar archaeological potential albeit on a far smaller scale compared to the royal parks.

It was not until the 17th and 18th centuries that the outward spread of London linked the Westminster and Whitehall area to the city. However, at the beginning of the 18th century the borough as a whole was still predominantly rural. The area to the south of Westminster Abbey and the Palace of Westminster, known as Tothill Fields, remained a predominantly marshy area while areas to the west and north were open fields punctuated by small settlements and hamlets.

Parish churchyards within Westminster were used over the course of several centuries and eventually held tens of thousands of inhumations. Some were also used for plague burials during the outbreak of 1665-1666. It was not until the mid-19th century that the burial grounds reached their capacity and new larger cemeteries were built elsewhere. The inhumations in Westminster parish cemeteries could provide information on the population of a particular parish over a prolonged period of time such as their social status, general health and the diseases they were suffering from.

During the Civil War of the 17th century a line of defences and forts was established around London by the Parliamentarians who held London for the duration of the war. The defences, sometimes referred to as Lines of Communication, were approximately 17km long and stretched from Wapping to Pimlico on the north side of the Thames and Vauxhall to Rotherhithe on the south side. They consisted of an embankment fronted by a ditch which was punctuated along its length by forts which were often located where a major road passed through the defences. A major section of the defences, sometimes referred to as Lines of Communication, passed through Westminster and areas where single forts or groups of forts are thought to have been located include St Giles Circus, Mayfair, Hyde Park Corner, Grosvenor Gardens and Vincent Square. Remains of these defences have often proved enigmatic during excavations but if any section of the defences or a fort could be positively identified it would greatly enhance our knowledge of London and how it was defended during the Civil War period.

Whitehall Palace was destroyed towards the end of the 17th century and the royal family moved to Kensington Palace. During the 18th century Buckingham House became a royal home and after major renovations in the 19th century it became the principal London home of the royal family. Buckingham Palace still plays a key role in national celebrations.

It was during the 18th century that landowners started to develop large parts of their estates and Westminster gradually started to lose its predominantly rural character. The Mayfair and Marylebone estates were developed during the 18th century while similar developments took place in Belgravia and Pimlico in the 19th century. The Chelsea Waterworks had been established on a site by the riverside in Pimlico in the 1720s which helped to supply parts of Westminster with water as it became increasingly developed. The completion of the Paddington arm of the Grand Junction Canal in 1801 and the subsequent creation of the Regent's Canal between 1812 and 1820 meant that Westminster and London had a direct canal link with the Midlands. The completion of Paddington, Victoria and Charing Cross stations between 1838 and 1864 and later Marylebone station in 1899 further influenced Westminster's growth. The population of the borough increased dramatically

over the course of the 19th century and by the beginning of the 20th century, with the exception of the royal parks, it had lost all of its rural character.

The importance of Westminster, particularly the Whitehall area, meant that it was targeted and defended during both World Wars. During World War Two, barrage balloons and anti-aircraft trenches were installed at Regent's Park, Kensington Gardens and Hyde Park and anti-aircraft guns were also placed in Hyde Park. The Cabinet War Rooms were built beneath the Treasury and a network of pillboxes was established in the Whitehall area in case any form of German ground assault was attempted.

During the post medieval period Westminster retained its position at the centre of England's and later the United Kingdom's political, royal and administrative infrastructure. As the British Empire expanded it consequently became the centre of Imperial power too. Many of the buildings associated with this infrastructure were built in the post medieval period and remains of those that have been demolished may still survive and be studied.

Archaeological Priority Areas in the City of Westminster

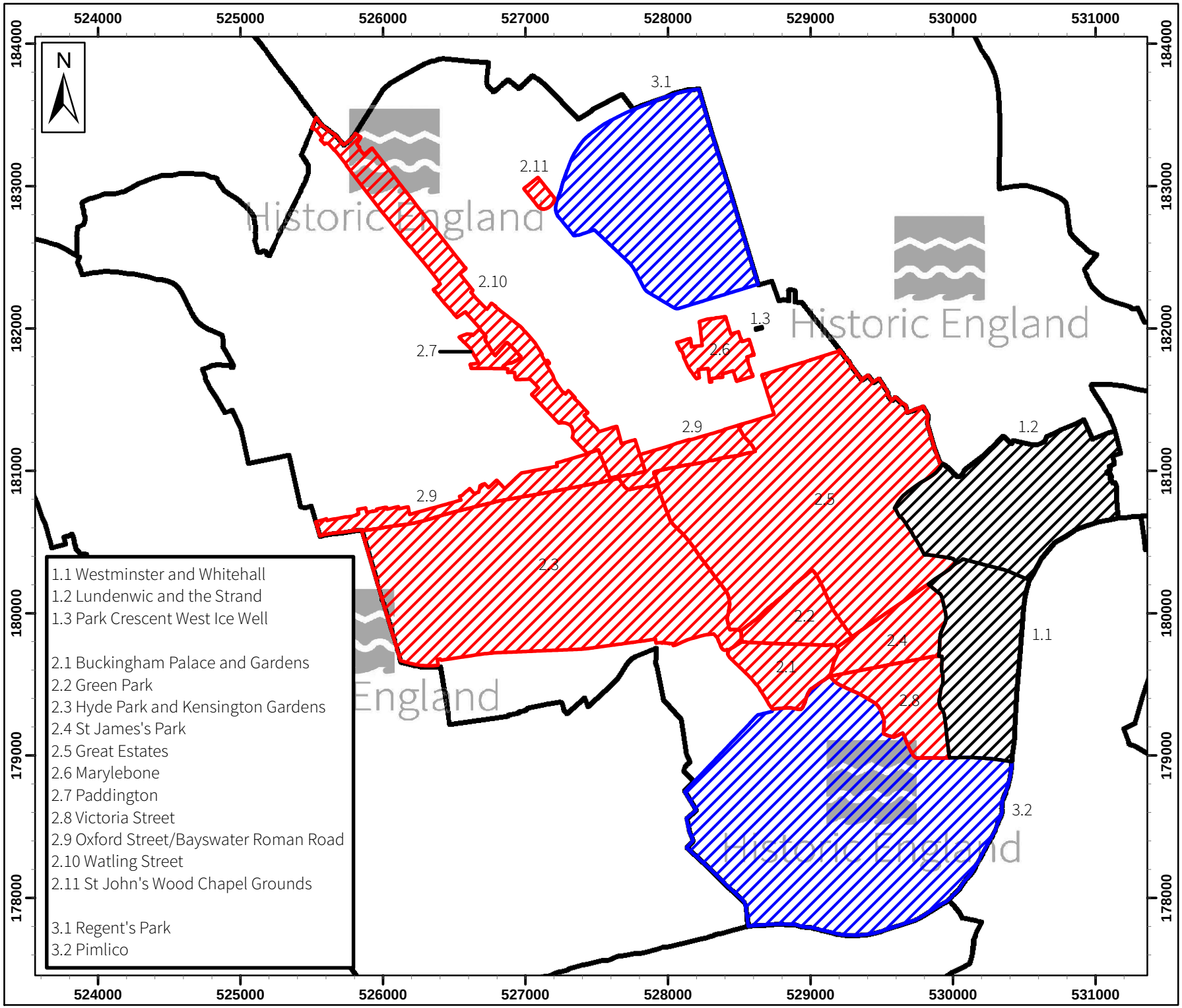
A total of 16 Archaeological Priority Areas are recommended for the City of Westminster of which three are Tier 1 APAs, 11 are Tier 2 APAs and two are Tier 3 APAs The APAs would cover approximately 61% of the borough, an increase from approximately 10% previously.

Tier 1 APAs	Size (HA)
1.1 Westminster and Whitehall	72.74
1.2 Lundenwic and the Strand	104.54
1.3 Park Crescent West Ice Well	0.07
	Total = 177.35

Tier 2 APAs	
2.1 Buckingham Palace and Gardens	23.86
2.2 Green Park	22.58
2.3 Hyde Park and Kensington Gardens	241.45
2.4 St James's Park	27.67
2.5 Great Estates	241.32
2.6 Marylebone	14.66
2.7 Paddington	5.65
2.8 Victoria Street	32.15
2.9 Oxford Street/Bayswater Roman Road	42.06
2.10 Watling Street	63.93
2.11 St John's Wood Chapel Grounds	2.59
	Total = 717.92

Tier 3 APAs	
3.1 Regent's Park	133.93
3.2 Pimlico	271.27
	Total = 405.20

Total area of all Archaeological Priority Areas in the City of Westminster = 1300.47



City of Westminster Archaeological Priority Areas

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:35,000

Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority area(s) shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.

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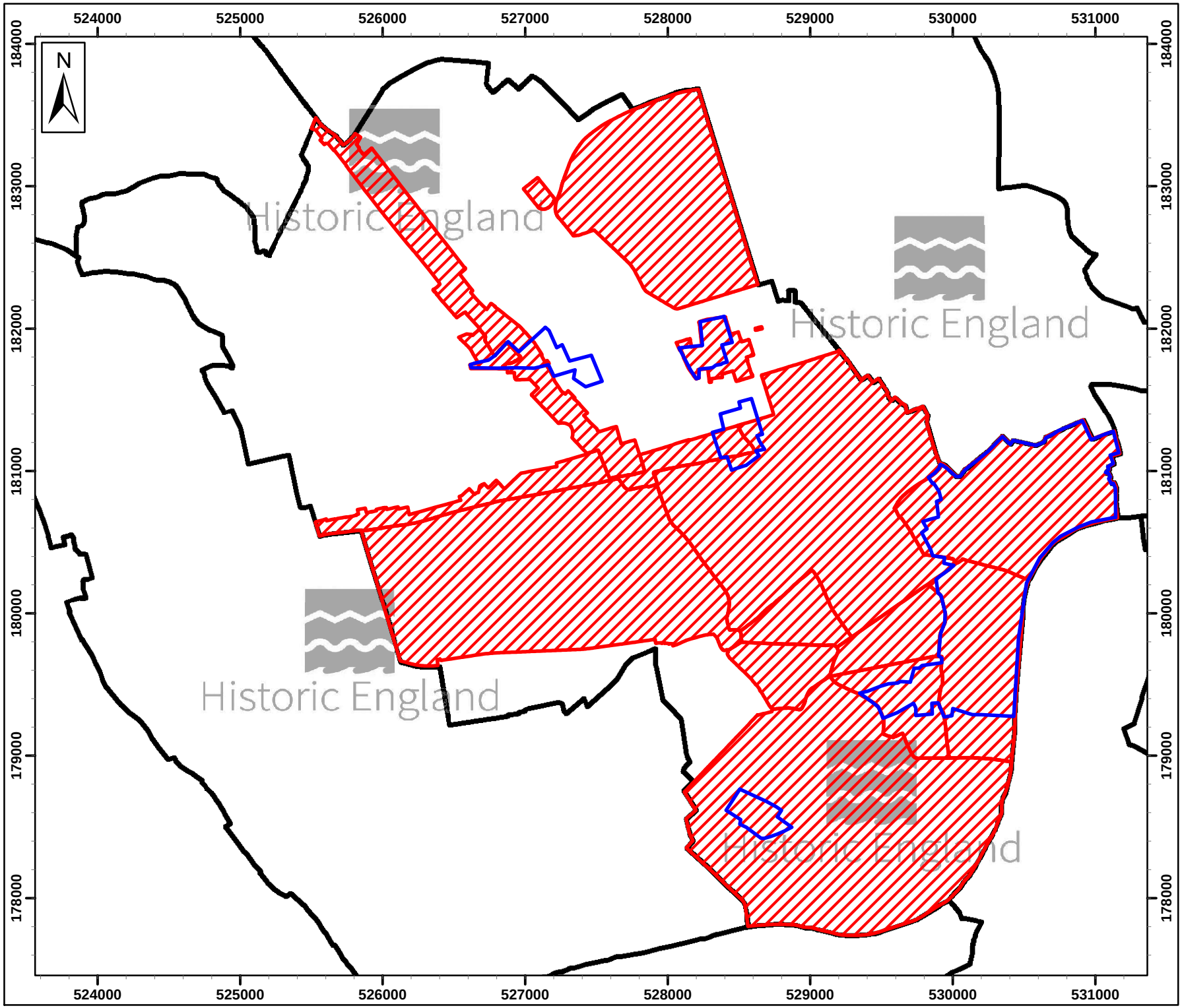
1 Waterhouse Square, 138-142 Holborn,
London EC1N 2ST
Tel: 020 7973 3000 Fax: 020 7973 3001
www.HistoricEngland.org.uk



City of Westminster APAs and former Areas of Special Archaeological Priority

City of Westminster APA

Former Area of Special Archaeological Priority

Scale (at A4): 1:35,000

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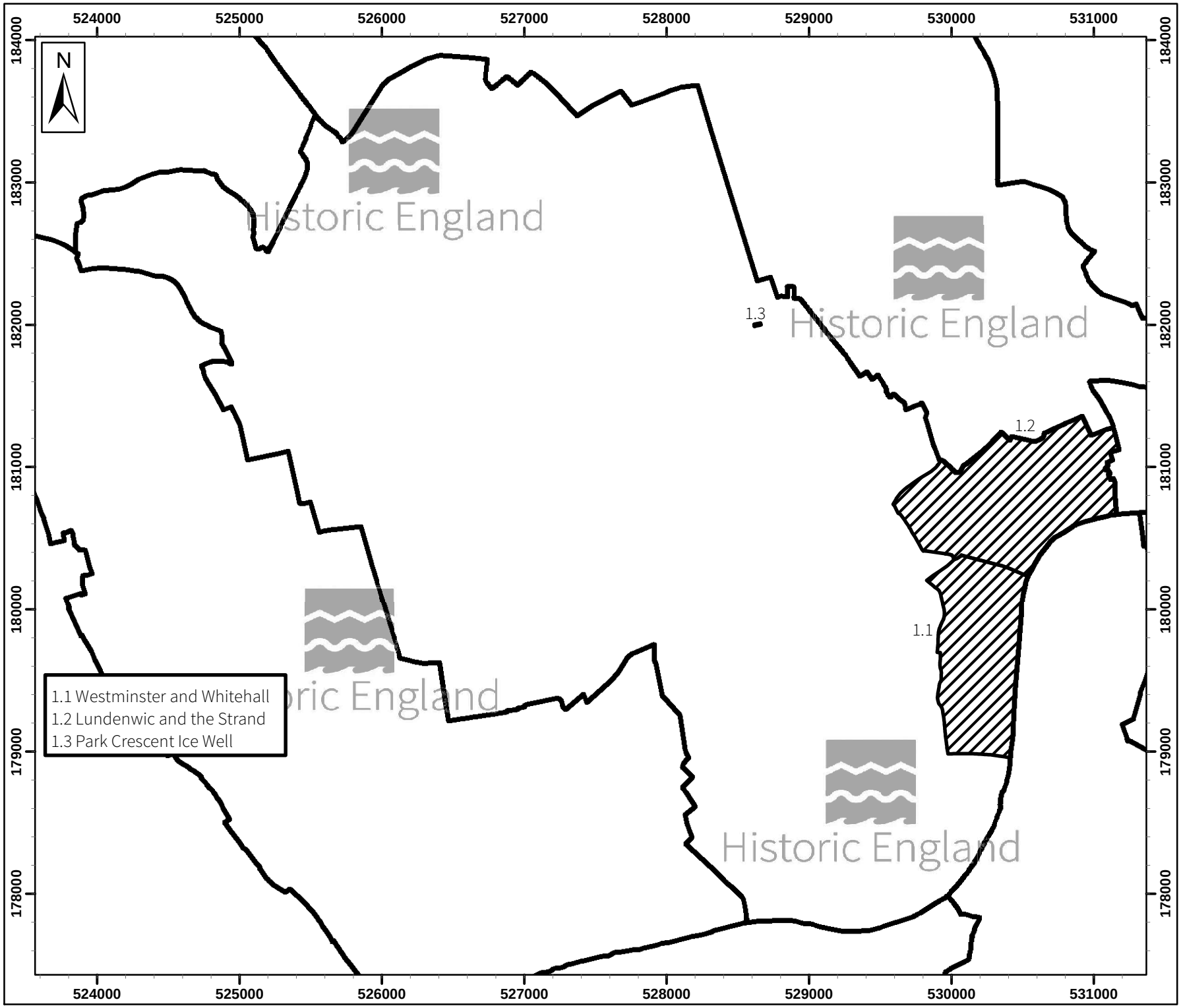

City of Westminster
Tier 1
Archaeological Priority Areas

Tier 1
Archaeological
Priority Area

Scale (at A4): 1:35,000

Notes:
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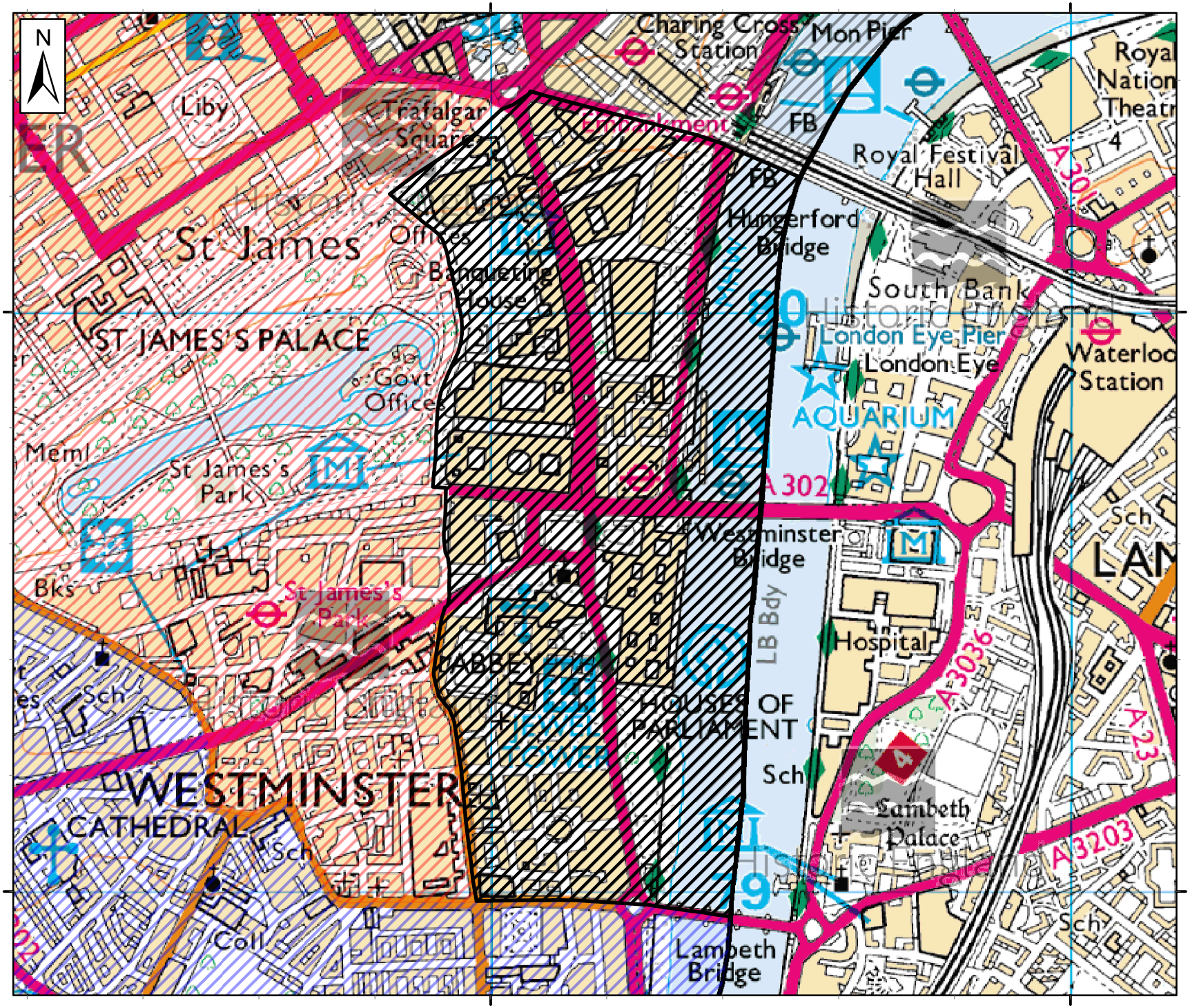
Area descriptions and map extracts for Tier 1 Archaeological Priority Areas



City of Westminster APA 1.1
Westminster and Whitehall

Westminster and Whitehall APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:9,000

Notes:
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City of Westminster APA 1.1: Westminster and Whitehall

Summary and Definition

The APA includes the Houses of Parliament, Westminster Abbey, St Margaret's Church, 10 Downing Street, the Banqueting House and all the other buildings on either side of Whitehall. The Westminster Palace, Westminster Abbey and St Margaret's Church World Heritage Site and two Scheduled Ancient Monuments (the Jewel Tower and the Chapter House and Pyx Chamber in the Abbey Cloisters) are within the APA. It also includes the medieval town of Westminster and pre-medieval use of 'Thorney Island' eyot. The APA is classified as Tier 1 because it contains a World Heritage Site of outstanding universal value, Scheduled Monuments and a number of other undesignated heritage assets of archaeological interest considered equivalent to a Scheduled Monument. It also encompasses a historic proto-urban/urban area with a great breadth and importance of known and potential archaeological remains within it.

Description

A full appraisal of all the complex historic and archaeological features is beyond the capacity of this description but the key elements which give the area its character have been covered.

Archaeological research conducted in the late 1930s in Whitehall, at New Palace Yard between 1972-4 and for the London Underground Jubilee Line Extension in the 1990s has considerably improved our understanding of the topography and archaeology of this nationally significant Archaeological Priority Area.

Pre-medieval occupation on Thorney Island

The area now occupied by Westminster Abbey and the Houses of Parliament was once a slightly raised sand and gravel area formed in the Quaternary period (this eyot is sometimes referred to as 'Thorney Island'). The area became progressively prone to flooding in the later prehistoric period until the early Anglo-Saxon period. The higher ground would have had good agricultural potential which may have been exploited by prehistoric communities and provided some sites for settlement. Archaeological finds dating to the prehistoric period have been found within the APA such as pottery and weapons; the latter probably placed in the marsh or river as votive offerings. A timber revetment which may have been used to support the sides of a former water channel has also been identified beneath New Palace Yard north-west of the Houses of Parliament. It is possible that further remains

have been well preserved within the former wetland environment. Also to the south-west is the original Tyburn Valley between Buckingham Palace and Pimlico.

It has long been supposed that a river crossing was located at Westminster during the Roman period but such a hypothesis has yet to be confirmed. If a river crossing was located here it would be plausible to expect some form of settlement to have developed nearby. However, the general lack of Roman material, particularly pottery, means that it is not yet possible to verify if a settlement was located there. Similarly there is some evidence for early to middle Anglo-Saxon settlement but its nature and extent is unclear.

Westminster Abbey

Westminster Abbey and the Houses of Parliament/Palace of Westminster are the two most noteworthy buildings within the APA. The first church on the site of Westminster Abbey may have been established in the 8th century although any archaeological trace of this church has yet to be found. If a church had been established in the 8th century then it was replaced during the reign of King Edgar (AD 959-75) when a Benedictine Abbey was built on the site by St Dunstan. This Abbey was in turn replaced by a much larger Abbey by Edward the Confessor which was consecrated in December 1065, shortly before the king's death. The new Abbey was built in the Romanesque style and is thought to have been based on the great abbey church at Jumieges in Normandy. A depiction of Westminster Abbey appears in the Bayeux Tapestry where it lacks towers at its western end as these were only added in the 12th century when the nave was rebuilt. The Abbey started to be rebuilt in 1246 during the reign of Henry III as a large 100ft high French Gothic building and further alterations and periods of rebuilding took place over subsequent centuries until 1532. After the western towers were added by 1745 Westminster Abbey had the appearance that it retains today.

The Chapter House, its vestibule and the Pyx Chamber are the only parts of Westminster Abbey which are scheduled as these areas still belong to the Palace of Westminster. The Chapter House is an octagonal building which was completed by 1250 and was used for some meetings of the House of Commons from the mid-14th century until 1547. The Pyx Chamber was built in the second half of the 11th century and is connected to the Abbey's cloisters. It was used as a royal treasury and it is the only above ground unaltered part of Edward the Confessor's Abbey, with an associated wooden door, the only door in England dated by dendrochronology to before 1066.

The Abbey was dissolved in 1540 and replaced by the New Dean and chapter which in 1560 became a 'Royal Peculiar' which is still today answerable only to the Queen. Westminster Abbey was also briefly (1540-50) one of Henry VIII's new cathedrals.

Palace of Westminster

The royal house at Westminster was established by Edward the Confessor at the same time as Westminster Abbey was being rebuilt and it gradually became the focus of political control in England. It was added to and enhanced by other monarchs during subsequent centuries. The oldest standing part of the palace is Westminster Hall which was built at the end of the reign of William II and completed in 1099. This enormous great hall was the largest in Western Europe and was rebuilt at the end of the 14th century with the largest and most magnificent roof in Britain. Slightly to the south-west of the present Houses of Parliament is the Jewel Tower which was built with its moat in 1365 at the south-west corner of Edward III's enlarged Palace of Westminster. It was used to store the monarch's personal valuables and it is now a Scheduled Monument. When the core of the Palace of Westminster was destroyed by fire in 1834, Westminster Hall and the Jewel Tower were among the few medieval buildings that survived. The new Houses of Parliament, designed by Sir Charles Barry, incorporated Westminster Hall and the 13th century crypt of St Stephen's Chapel into the new building but it is not known how much more of the archaeology of the medieval and post-medieval palace survives below ground.

Palace of Whitehall

In 1530 Henry VIII decided to remove his royal court from the Palace of Westminster to Cardinal Wolsey's new palatial residence known as York Place, slightly to the north. It became the new Westminster Palace and was later known as Whitehall Palace. While the earlier Palace of Westminster was still used for meetings of Parliament, Whitehall Palace became the London base for the monarch and his court from 1530 until 1690. Whitehall Palace covered an area on both sides of King Street, now known as Whitehall, which had previously been an open courtyard with gates at each end. Whitehall Palace was used and enhanced by subsequent monarchs. By the time Inigo Jones's Banqueting House was completed in 1623 the palace is estimated to have contained approximately 2000 rooms as well as specialised aristocratic and royal structures such as the privy garden, Stone Gallery, a tiltyard, tennis court, cockpit and ornamental gatehouses. William and Mary decided to move their London home away from Whitehall to Kensington Palace and in 1698 most of the inner core of Whitehall Palace was destroyed by fire. The Banqueting House is a Grade I Listed Building and the palace's wine vaults are still beneath the Ministry of Defence building but little else of Whitehall Palace survives above ground. Archaeological interventions in the late 1930s and subsequently along Whitehall and Northumberland Avenue have revealed remains of the Palace, in varying states of preservation, some lying just below current ground level. Large upstanding brick walls of the Tudor palace are still incorporated in 10 Downing Street.

Town of Westminster

The establishment of the Abbey and Palace of Westminster led to the development of a settlement to the north and west. Westminster appears in the Domesday Book as *Westmonasterii* and by this time the Abbey owned all the land between the Chelsea boundary and the Fleet which makes up the modern city of Westminster. It first legally became a city in the Elizabethan period. It was in the later 12th century that the settlements really started to develop into a town and by the end of the 13th century the entire frontage of King Street, leading north from the Abbey and Palace, was occupied with shop frontages as was Tothill Street to the west. Charters were granted for markets and fairs in the mid-13th century but they had probably been held since the 12th century. The parish church of St Margaret was probably first built in the 12th century and was rebuilt in its present form in the late 15th/early 16th century and later restored in the 18th and 19th centuries. In the 17th and 18th centuries the outward spread of London reached Westminster and it was no longer possible to discern Westminster as a separate settlement.

Government Offices and Defence

Downing Street was built in the 1680s and 10 Downing Street became the home of Sir Robert Walpole in the 1730s and has been the home of British Prime Ministers ever since. After the demolition of Whitehall Palace a number of mansions were built on its former site to take advantage of riverside vistas from their gardens. One of these houses was Gwydyr House which was built in 1770 and is now used by the Wales Office. Many of the other 18th century mansions built along Whitehall have been demolished and were replaced by various government departments from the 19th century onwards.

The combination of Downing Street, the Admiralty, the War Office and several other government buildings made the Whitehall area particularly important during the Second World War. The street was well defended by a number of pillboxes, the Cabinet War Rooms had been established in the basement of the Treasury in 1938 and the Admiralty Citadel was built between 1940 and 1941. Whitehall continues to be the base for a number of important military organisations including the Ministry of Defence.

Significance

Westminster and Whitehall have been central to royal government administration of the country since the medieval period and has spiritual, symbolic, political, historic, architectural and archaeological significance. For nearly 1000 years it has been at the centre of the country's most historic events such as coronations, royal weddings, state funerals and general elections. Buildings within the APA are recognisable throughout the world and few other places within London or the rest of the country have such a richness of archaeological potential which can be associated with so many historic events over such a prolonged period of time. 'Big Ben' (the clock tower and since 2012 the Elizabeth Tower) is the world's most iconic clock tower. Also Westminster Abbey is effectively the National Gallery of sculpture.

There were a number of reasons for the establishment of the World Heritage Site in 1987. These included the architectural quality of the Houses of Parliament and Westminster Abbey, the survival of medieval buildings such as Westminster Hall and the Jewel Tower and the Abbey's role as a major ecclesiastical monument, place of coronation and a burial place for a number of medieval and later monarchs and other important individuals. The area's overall significance comes from its role as a place of coronation (since 1066), royal burial site (since the late 13th century), royal residence (since the mid-11th century), its association with royal councils and later parliamentary democracy, its role as the centre of a world empire during the 19th and 20th centuries and the architectural quality of the buildings within it. Westminster has also been the centre of the judicial courts – first in Westminster Hall, then the House of Lords and now the Supreme Court (formerly the Middlesex Guildhall). The Abbey and Palace of Westminster are undoubtedly the two most important buildings within the APA and provide the focus of the World Heritage Site. However, the area as a whole can also be associated with important royal, political and ecclesiastical events, the administration of the country and Commonwealth and many buildings within the APA, such as the Banqueting House, are both architecturally impressive and of archaeological interest.

The archaeological significance of Westminster and Whitehall is closely allied to the wider heritage interests outlined above and resides in both the area's built structures and its below ground archaeological deposits. Any ground disturbance within the APA is likely to come across archaeological remains. Foundations of former buildings and substantial structures, such as medieval river walls, have been uncovered while remains of earlier phases of Westminster Abbey and the Palace of Westminster may survive, including Edward the Confessor's royal vill and great abbey church. Well preserved timber structures also survive in deeper waterlogged deposits, for example a sequence of watermills (13th century to 16th century) to the south of the Jewel Tower at the end of Great College Street. Burials associated with Westminster Abbey and St Margaret's Church would provide information on

the Anglo-Saxon, medieval and post medieval ecclesiastical and secular populations of Westminster. There is also still much to be learnt about the nature and extent of settlement in the area during the prehistoric, Roman and Saxon periods. The whole flood plain area itself is of geoarchaeological interest and archaeological work here has the potential to add to our knowledge of the Holocene evolution of the London area and the rising level of the Thames.

Westminster and Whitehall can therefore contribute to many archaeological research priorities of London wide, national and international significance. In England it holds a unique position for the study of the archaeology of royal and national government from the 11th century to the present day.

If remains of this kind and importance were identified in open land they would undoubtedly qualify as being of national importance in their entirety and for this reason Westminster and Whitehall has been assigned to Tier 1 of the APA system. However, the application of scheduling in modern urban areas has always tended to be relatively limited and focussed. Areas of settlement have seldom been accorded this treatment but this should not obscure the fact that their archaeology can be of equivalent importance. Identifying specific remains worthy of physical preservation is an essential step in the development decision making process and in reaching such a judgement the nature, rarity, extent, state of preservation and diversity of evidence present will be critical considerations. Relevance to the outstanding universal value of the World Heritage Site could indicate international significance. In these circumstances a strong emphasis is placed on minimising disturbance to achieve preservation in situ. Also, as Westminster attracts large numbers of visitors and tourists further opportunities for archaeology to better reveal and interpret this exceptional historic place would be of benefit.

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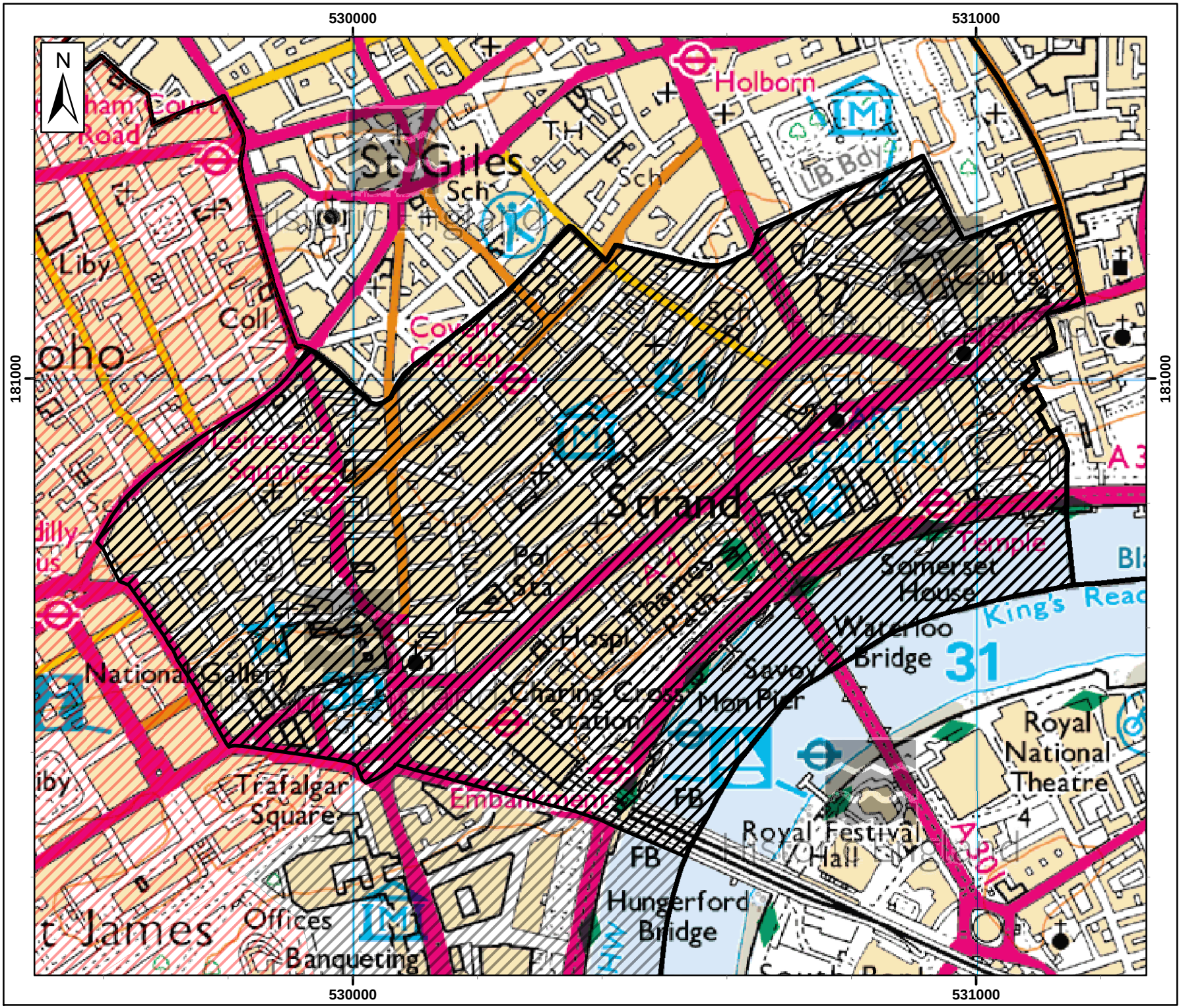

City of Westminster APA 1.2
Lundenwic and the Strand

Lundenwic and the Strand APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:8,000

Notes:
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City of Westminster APA 1.2: Lundenwic and the Strand

Summary and Definition

The Lundenwic and the Strand APA covers the Anglo-Saxon international trading emporium of *Lundenwic* and the medieval and post medieval grand and religious houses between the City of London and Westminster. It is bounded on its northern, eastern and south eastern sides by Westminster's borough boundary and by Northumberland Avenue, Haymarket and Shaftesbury Avenue on its south western, western and north western sides respectively. It is within this area that the Anglo-Saxon settlement of *Lundenwic* was located between the 7th and 9th centuries. In later centuries the road now known as the Strand linked the City of London with Westminster and grand houses and religious institutions were established along it. The APA is classified as Tier 1 because it is an urban and proto-urban area of national (and international) archaeological interest where heritage assets could be judged equivalent to a Scheduled Monument.

Description

Due to the intensity and complexity of the Strand's archaeology and history it has only been possible to summarise its main highlights. The omission of a specific site or topic should not be understood to imply it has no interest.

The low lying riverside environment would have provided an attractive area for settlement throughout prehistory due to the availability of fresh water and, from the 4th millennium BC, the good agricultural potential of the land. Prehistoric finds within the area have included pottery sherds, tools and weapons. One particularly noteworthy find was the Waterloo Helmet which dates from the Iron Age and was found in 1868 near Waterloo Bridge. The helmet may have been used for ceremonial purposes and was possibly deposited in the river as a votive offering.

One area of specialised interest lies around Trafalgar Square where deeply buried Ice Age faunal remains have been found. The remains have been dated to 130,000-115,000 BC, a warm period known as the Ipswichian interglacial, and the species found include bear, hyena, bison, auroch (wild cattle), elephant, lion, mammoth, horse, rhinoceros, hippopotamus and deer. The remains date from a time when the British Isles were apparently devoid of human habitation.

The area was located just to the west of *Londinium* and the Strand is thought to be based on a Roman road that led west from the Roman city. Small satellite settlements,

farmsteads, cemeteries or small industrial facilities may therefore have been located in the APA. Roman finds have included pottery, beads, coins, bowls and a number of burials. A number of late Roman finds were concentrated in the vicinity of St Martin-in-the-Fields church and churchyard where a section of Roman wall, a possible hypocaust and the remains of a Roman tile kiln have all been found. The tile kiln was last fired in the first half of the 5th century which makes it the latest known Roman structure found in London. The finds from St Martin-in-the-Fields are amongst the latest Roman cultural remains in London and might date from after the end of Imperial rule.

A number of late Roman and early Anglo-Saxon burials were found close to St Martin-in-the-Fields church during an excavation that took place between 2004 and 2007. One of the burials was found in a limestone sarcophagus and the skeleton was dated to between the late 4th and early 6th centuries while another burial contained a pot that was dated to the 5th century. One of the Anglo-Saxon burials was found with grave goods that could be dated to the 7th century. In addition to these finds a number of stone coffins were uncovered during the rebuilding of the church in the 1720s along with finds that dated them to the 6th or 7th centuries. The late Roman burials may have come from a roadside cemetery close to the Roman road that followed the same route as the Strand. The presence of early Saxon burials in the same area suggests that the cemetery continued to be used between the Roman and Anglo-Saxon periods. St Martin-in-the-Fields is therefore an important site for understanding the continuity between Roman activity and Anglo-Saxon activity in this part of London.

Other early Anglo-Saxon burials have been found during various investigations in the eastern area of Covent Garden. An excavation at the London Transport Museum in 2005 found two inhumation burials and nine cremation burials that could be dated to between the mid-6th and early 7th centuries. All the burials found in the Covent Garden area indicate that a cemetery was located here during the early Anglo-Saxon period. However, the cemetery appeared to go out of use at some point in the 7th century, possibly as a consequence of *Lundenwic* expanding.

Lundenwic was described by Bede in the 730s as a “metropolis” and “a mart of many nations resorting to it by sea and land”. Clearly it was an important trading centre but its precise location was not discovered until the 1980s. It had previously been assumed that any Saxon settlement would have been located within the walls of the former Roman city but the archaeological finds from the city did not corroborate that theory. In the 1980s the idea that *Lundenwic* was located in the Strand area started to gain momentum and an excavation at Jubilee Hall, to the south of Covent Garden, in 1985 and subsequent excavations have confirmed that the Anglo-Saxon settlement was actually built to the west of the city.

Lundenwic appears to have been active between the 7th and 9th centuries. It was a port with trading links to the Low Countries and other ports along the European North Sea coastline. It was enclosed by a bank and ditch on its landward side and covered an area of approximately 60 hectares between Aldwych and Trafalgar Square and between the riverfront and Long Acre. At its peak the population is estimated to have been 6-7000. The settlement appears to have been laid out in a grid pattern on either side of the Strand and most of the buildings were timber built with wattle and daub walls and presumably thatched roofs.

The Jubilee Hall excavation in 1985 found a burial, four buildings, pits, wells, metalled surfaces and a burial which dated to between the 7th and 9th centuries. Further excavations at sites such as Floral Street, Drury Lane, Long Acre, Bruce House and the Royal Opera House have further enhanced our knowledge of *Lundenwic*. The excavations at the Royal Opera House which took place in various stages between 1989 and 1999 were particularly successful and found the remains of more than 60 buildings, burials, wells and a road. The Anglo-Saxon river front lay between the Strand and the modern river and in places has been shown to have exceptional survival of waterlogged timber embankments for beaching and unloading ships. A 2014 excavation at Adelphi House found remains of the Saxon waterfront and a number of river walls made from timber posts, wattlework and brushwood.

Lundenwic appears to have reached a peak in the first half of the 8th century but then went into decline and was eventually abandoned by the mid-9th century. The reason for the decline could be due to economic factors but the disruption caused by Viking raiders during the same period could also be a major factor. *Lundenwic* was attacked in 842 and 851 and a Viking army wintered in London in 871-2. Not long after that the settlement moved into the walled area of the former Roman city for protection while the *Lundenwic* site was abandoned. According to the Anglo-Saxon Chronicle in 886 King Alfred founded a burh, the fortified town of *Lundenburh*, which tallies with archaeological evidence for a move inside the old Roman walled city.

In the medieval and post medieval period the Strand became a popular area for grand aristocratic houses, religious institutions, the London homes of various bishops and the Inns of Court. The Augustinian Priory of St Mary of St Mary Rouncivall (or Roncevaux) was located at the western end of Northumberland Avenue. It was established in the late 12th century close to the small settlement of Charing and it also served as a hospital. It was dissolved in 1544 and its chapel was demolished in 1608 but some of the monastic buildings survived until 1705.

Peter of Savoy built a palace on the Strand in the mid-13th century which had a great hall, chapel, cloisters, stables, garden and a river gate. It was badly damaged during the Peasants' Revolt by which time the palace was owned by John of Gaunt and remained derelict for more than a century. In 1505 Henry VII ordered the site to be rebuilt as a hospital for the poor and a chapel was built at the same time which was dedicated in 1510. The hospital was in use until the early 18th century and was demolished between 1816 and 1820 so that the approach road to Waterloo Bridge could be created but the Savoy Chapel survives.

The London houses of a number of bishops were built along the Strand and the bishops of Chester, Bath and Wells, Durham, Llandaff, Worcester, Carlisle and Norwich all had houses in the area. Many of the houses were given away during the dissolution to dukes, knights or earls who wanted a London home close to the royal court at Whitehall. An example of this was York House which was built in the area that is now covered by York Buildings, Buckingham Street and Villiers Street. In the 13th century the site had been occupied by a building known as Norwich Place which was the London residence for the bishops of Norwich. During the dissolution it was given to the Duke of Suffolk but during the reign of Mary I it was given to the Archbishop of York and it became known as York House. It was subsequently owned by a number of different people such as the Earl of Essex, Francis Bacon and the Duke of Buckingham before it was demolished in the 1670s. The only part of the building to survive is the Watergate at the south eastern end of Buckingham Street which was built in the 1620s.

Construction of these great houses required the consolidation of the riverfront with successively more massive timber or stone embankments encroaching out into the river with stairs and watergates providing access to it. Substantial remains have been recorded of the 17th century river wall at Arundel House.

When other bishops' residences were expropriated during the dissolution the new owners often demolished the former structure and built a new building. Wimbledon House, Bedford House, Exeter House and Somerset House were all examples of where this occurred. However, few of the buildings built in either the medieval period or in the decades after the dissolution survived beyond the end of the 18th century. Until the 17th century there were also many gardens in the area, including most notably Covent Garden which was laid out into a square between 1629 and 1637.

Significance

The main focus of this APA is the Saxon settlement of Lundenwic which represents a critical and still relatively poorly understood episode in the history of London. Much has been learnt about the settlement since the confirmation of its location in the 1980s but only a fraction of the settlement has been thoroughly investigated. Evidence of urban development in England between the ending of Roman administration and the 9th century is limited. About 700 AD, coastal trading places known as wics began to emerge around the North Sea. *Lundenwic* was one of the most important of these rare places ranking alongside *Hamwic* (Southampton), Ipswich and *Eoforwic* (York). *Lundenwic* is clearly a nationally and indeed internationally significant example of a thriving Middle Saxon trading centre which in places still possesses stratified deposits rich in structural remains, artefacts and environmental evidence. Remains of *Lundenwic* therefore have high potential to contribute to research into the re-establishment and structuring of urban life and commerce after the collapse of the Western Roman Empire and the later conflict and interaction between Anglo-Saxons and Vikings.

If remains of this kind and importance were identified in open land, they would undoubtedly qualify as being of national importance in their entirety and for this reason *Lundenwic* has been assigned to Tier 1 of the APA system. However, the application of scheduling in modern urban areas has always tended to be relatively limited and focussed. Areas of settlement have seldom been accorded this treatment but this should not obscure the fact that remains of national importance may well be present. Identifying such sites of equivalent national importance is an essential step in the development decision making process and in reaching such a judgment the nature, extent, state of preservation and diversity of evidence present will be critical considerations. Relatively large areas of *Lundenwic* which were well preserved (e.g. beneath open spaces) and/or in waterlogged conditions would be strong candidates for national importance.

While *Lundenwic* provides the main focus of the APA it is not the only heritage asset of archaeological interest. Where Anglo-Saxon levels survive, prehistoric and Roman remains could survive beneath them. If the prehistoric foreshore survives it will be buried at some depth below the Strand with potential for wooden structures as seen at Vauxhall or votive deposits. Future Roman finds could shed light on the nature and extent of activity within the immediate vicinity of *Londinium*. The discoveries at St. Martin-in-the-Fields show potential to address the end of Roman London, a subject potentially of national significance.

With the exception of the Savoy Chapel few buildings from the medieval period or even the early post medieval period survive within the APA. Remains of sites such as York

House, the Savoy Palace and the numerous other grand mansions or bishops' residences would have been impacted upon by later developments but some remains may survive. The post medieval river wall with its associated river stairs and gates has been shown to survive as a very substantial buried structure which could merit statutory protection; if visible it would probably have been listed. Preservation in-situ of well-preserved sections of the wall, with the possibility of opening it up for display within new development would be highly desirable and substantial loss should require clear justification. A similar approach could apply to substantive structural remains of the great houses.

Finally, the Ice Age faunal remains found around Trafalgar Square represent rare and important discoveries for understanding natural history. They can contribute to research into long term climatic and ecological change, a subject which is of interest to archaeologists studying the earliest human inhabitation of Britain. At present it is not thought that early humans (Neanderthals) were present in Britain during the Ipswichian Interglacial but our understanding of these early periods is imperfect so investigation of these deposits is still of interest.

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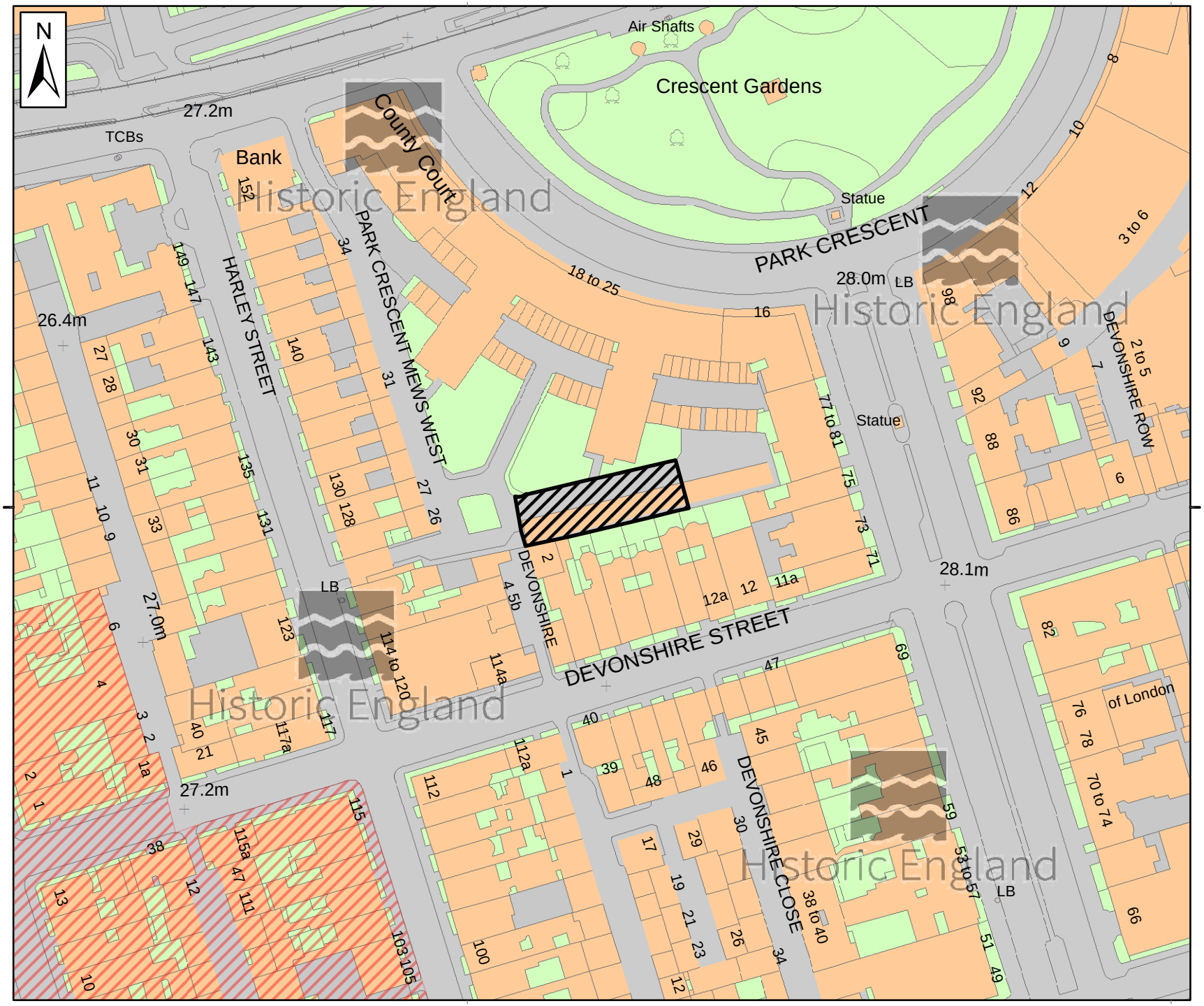

City of Westminster APA 1.3
Park Crescent West Ice Well

Park Crescent West Ice Well APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:500

Notes:
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City of Westminster APA 1.3: Park Crescent West Ice Well

Summary and Definition

The APA covers the site of an 18th century ice well which became one of the first to be used for commercial purposes. It is located to the rear of buildings on Park Crescent West and is a Scheduled Monument. The APA is classed as Tier 1 because it covers the site of a Scheduled Monument.

Description

Ice wells and ice houses became popular during the 17th century but were normally associated with country houses. The Park Crescent West ice well is a deep circular structure which was built around 1780 by Samuel Dash who lived nearby in Upper Harley Street and rented the land the ice well was built on. By the 1820s it had been acquired by the confectioner William Leftwich who realised how the preservative properties of ice could be used to prolong the length of time that food could be stored. He used the well to store ice imported from Norway which he could then sell to catering businesses and became a successful ice merchant. The ice well therefore became one of the first to be used for commercial rather than purely domestic purposes. In 1829 Leftwich built a larger ice well in Little Albany Street although it is not known if the ice well at Park Crescent West went out of use at this point or if he used both. What is clear is that it had gone out of use by the mid-19th century by which time mews buildings had been built over it.

The ice well was briefly uncovered in 1961 during rebuilding work of the properties on Park Crescent West after they had been damaged during the Second World War. It was 42 feet deep and had a diameter of 30 feet but it was only visible for a few hours before it was filled with rubble and covered before garages were built on top of it. An evaluation that took place in January 2015 uncovered the ice well and part of the passageway that led from it. The ice well was brick lined and had an opening at the top which provided ventilation and through which items could be lowered into the well. It was still filled with rubble from 1961 so it was not possible to see its base. If it was possible to remove the rubble from the ice well more could be learnt about its internal structure and the passageway that leads from it. The remains of other structures associated with the ice well may survive within the vicinity. Since the 2015 evaluation the ice well has been covered but some form of access to the well could be arranged in the future.

Significance

The Park Crescent West ice well is significant because of its size, its state of preservation and the fact that it was one of the first to be used to store ice that was being sold commercially. While other examples of ice wells do exist in London it is these factors which make the Park Crescent West example so noteworthy. Its association with William Leftwich, one of the pioneers of the commercial ice importation trade, also makes it significant compared to other examples. These and other factors led to the scheduling of the ice well in 2015 and further investigation and examination of the ice well will lead to its significance being appreciated more fully.

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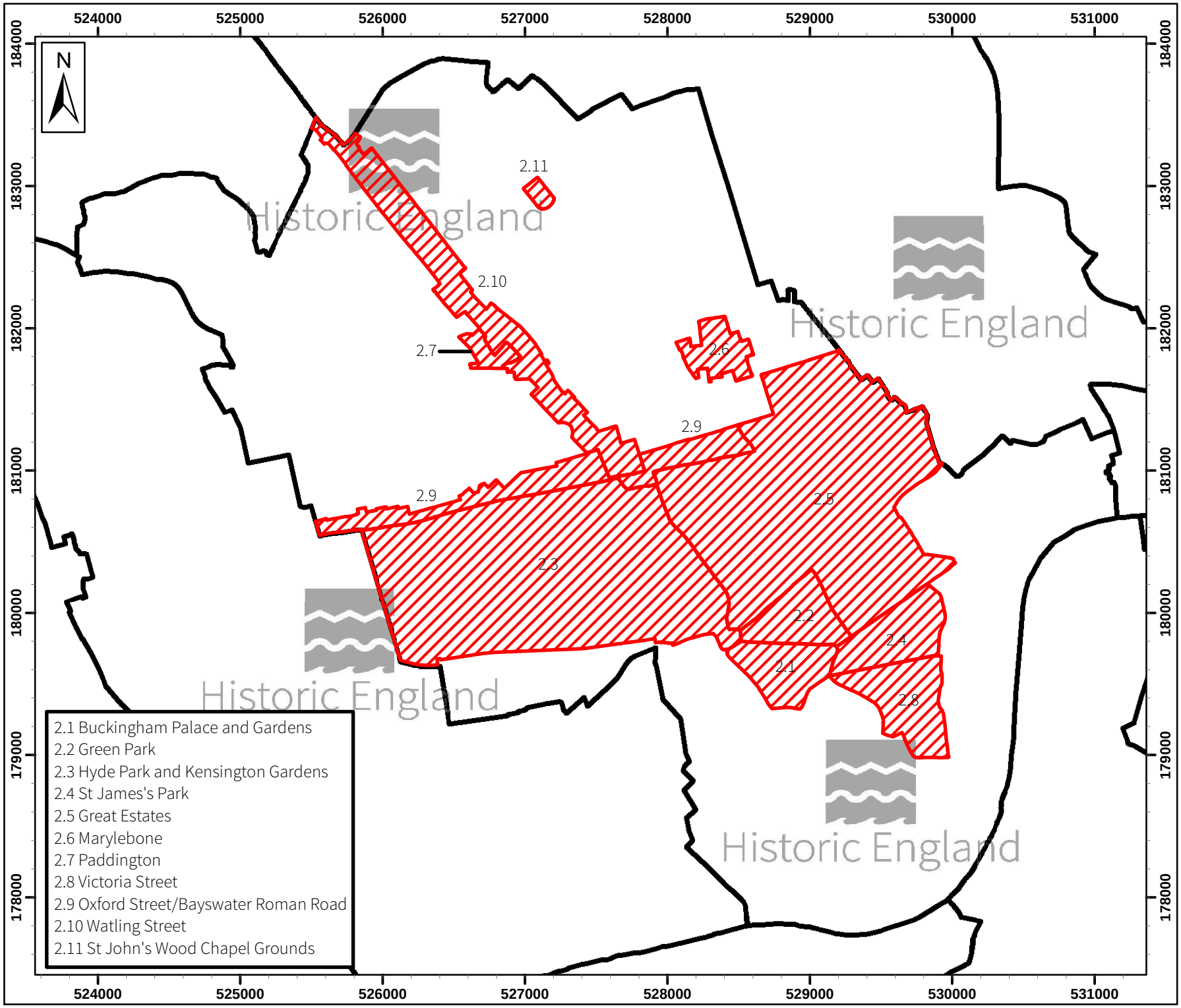

City of Westminster
Tier 2
Archaeological Priority Areas

Tier 2
Archaeological
Priority Area

Scale (at A4): 1:35,000

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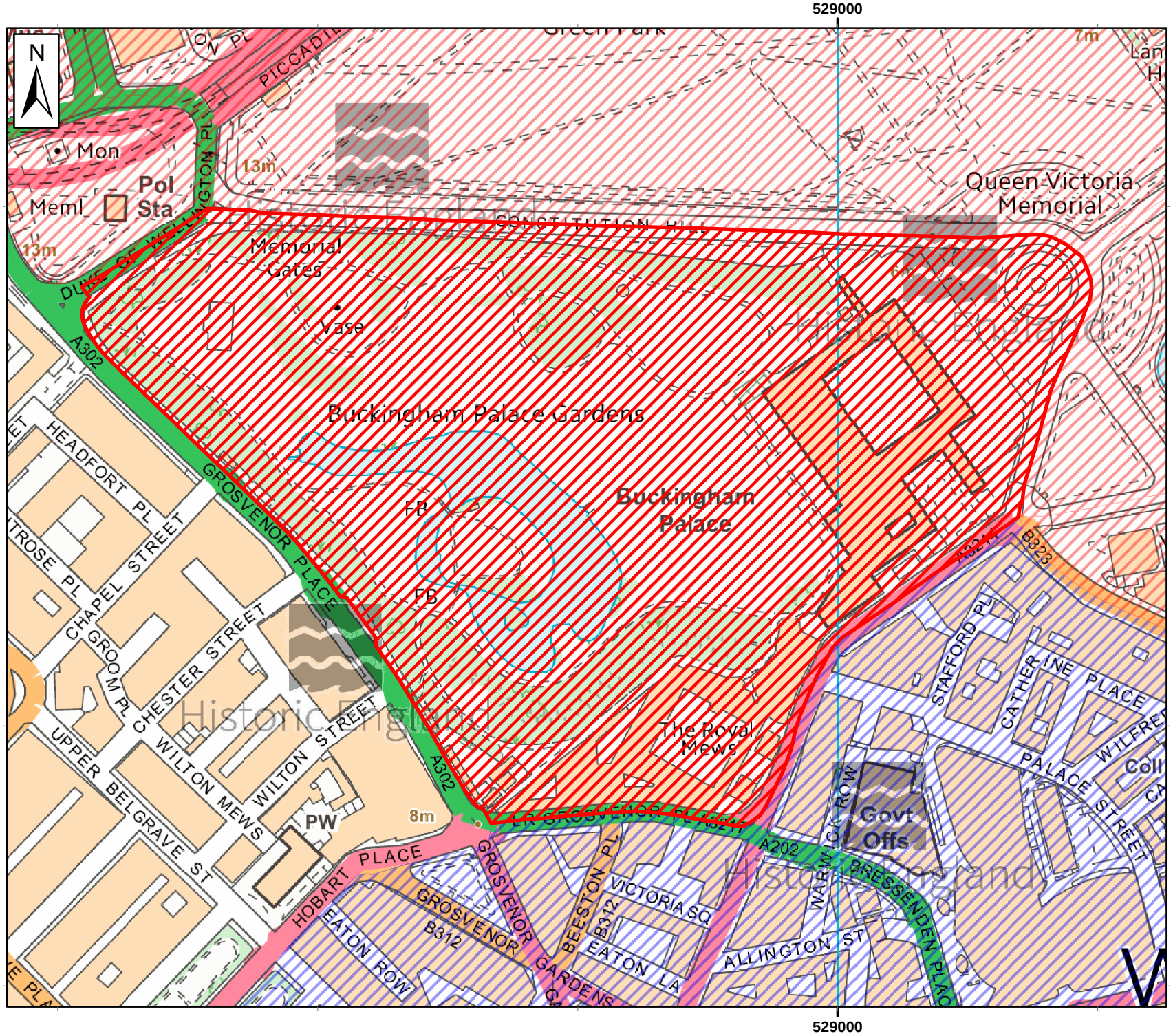
Area descriptions and map extracts for Tier 2 Archaeological Priority Areas



City of Westminster APA 2.1
Buckingham Palace and Gardens

Buckingham Palace and Gardens APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:4,000

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City of Westminster APA 2.1: Buckingham Palace and Gardens

Summary and Definition

The APA covers Buckingham Palace, its gardens and the Royal Mews and is bounded by Constitution Hill, Hyde Park Corner, Grosvenor Place and Buckingham Palace Road. A number of Grade I Listed Buildings, such as the Palace and the Royal Mews, are located within the APA and the gardens are a Grade II* Registered Park and Garden. The APA is classified as Tier 2 because it includes an area of undeveloped land that is closely associated with a known heritage asset and is a Registered Park and Garden with significant archaeological interest.

Description

Buckingham Palace is the principal London home of the Royal family and is often the focus for national events such as jubilees and royal weddings. Opportunities to carry out archaeological investigations have been limited, although a notable exception was a 'Time Team excavation that took place in the gardens in 2006 but little of significance was found.

The APA is situated on clay and silt, a branch of the Tyburn River previously passed through it and it is possible that former settlements may have been located close to it. Finds dating to the prehistoric period may therefore be present within the APA although little is known about the site's history prior to the post medieval period.

The area around Buckingham Palace was previously open countryside and the route of the Civil War defences of London are thought to have passed in a north-west to south-east direction across the western side of what is now the Palace's gardens. The section of London's Civil War defences which may be present within the Palace's gardens would have undergone very little development since the mid-17th century. Potential remains of the defensive ditch and embankment would therefore be well preserved and easy to identify.

Buckingham Palace was preceded by two former houses that were built close to its present site. Goring House was the first to be built within the APA in the first half of the 17th century and was owned by Lord Goring before it passed into the ownership of the Earl of Arlington. The house burnt down in 1674 and a replacement house was built on the same site called Arlington House which came into the possession of the Duke of Buckingham in the early 18th century. He demolished Arlington House and built a new house slightly to the north facing eastwards which became known as Buckingham House. Buckingham House can be seen on the Rocque Map of 1746 with the main house to the west and two flanking wings to the north and south of a forecourt. Remains of Goring and Arlington Houses may survive slightly to the south of the present building and remains of 17th century walls, which may relate to either of these two buildings, were found in the 1990s. The remains of earlier phases of

Buckingham House may also be present although these are likely to be covered by the current building's footprint.

Buckingham House did not become a royal residence until it was bought by George III in 1761. It was George IV who decided to further extend Buckingham House and rename it Buckingham Palace with the intention to make it the principal London home of the Royal family. John Nash was given the role of architect and while Buckingham House was incorporated into the new structure new wings were added to the north and south. Marble Arch was also constructed to the east of the building in 1828 to create a grand entrance to the forecourt although it was later moved to its current location in 1851.

George IV died before Nash's work was complete by which time the cost of the new palace had increased significantly. Nash was replaced by Edward Blore who completed the Palace and later added an east wing thus enclosing the forecourt. A ballroom wing was added to the south-west of the palace in the 1850s and the east wing was refaced by Sir Aston Webb in 1913.

The Royal Mews consists of a number of buildings to the south-west of the main palace. The Riding School was built in 1764 while the main Royal Mews building, consisting of a number of stables and coach houses, was built in the 1820s. The two entrance lodges to the Royal Mews date from the early 19th century.

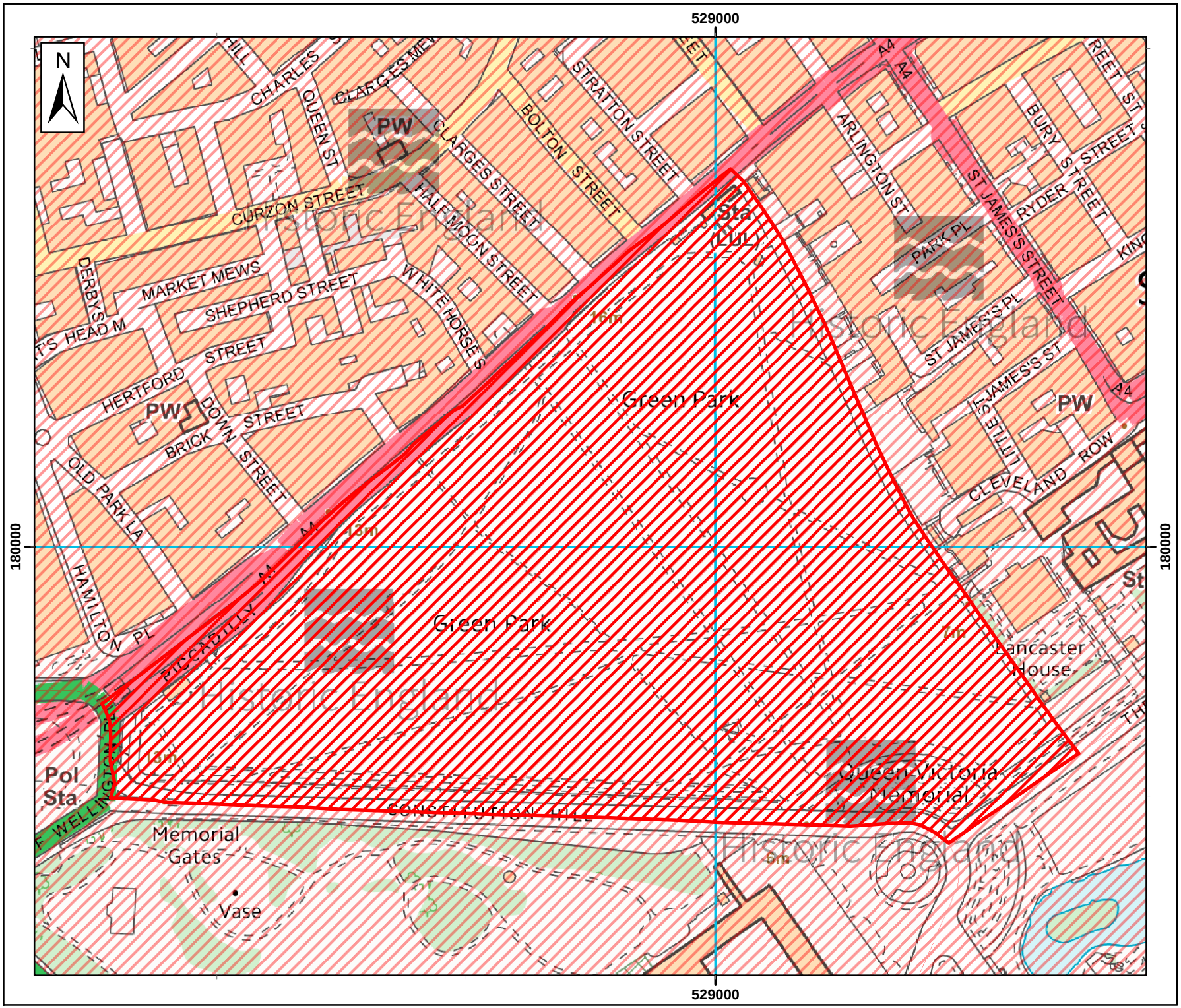
It was not until the early 18th century that an area was enclosed to form the gardens for Buckingham House. The Duke of Buckingham employed Henry Wise who created a formal garden but the formal garden was remodelled as a landscaped garden in the 1820s while the house was being extended. As part of the landscaping a lake was added. A summer house and a 15ft high vase, known as the Waterloo Vase, are both located in the north-west of the gardens. With the exception of summer garden parties the palace gardens are rarely accessible for members of the general public.

Significance

Buckingham Palace is one of the most famous palaces in the world and the multi phased nature of the building presents an opportunity to analyse its development since the 18th century. Like other large open areas in Westminster, the undeveloped nature of Buckingham Palace Gardens means that the area has the potential for features and finds from all periods. If remains of Civil War defences are present within the garden area it could potentially be the longest section of the entire circuit that has not been built on. Remains of garden features associated with the formal garden of the 18th century may also be present. Analysis of the palace combined with any potential remains in its grounds could provide information on the development of one of the most inaccessible sites within central London.

Key References

London 6: Westminster, S. Bradley and N. Pevsner, Yale University Press, 2003



City of Westminster APA 2.2
Green Park

Green Park APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:4,000

Notes:
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City of Westminster APA 2.2: Green Park

Summary and Definition

The Green Park Archaeological Priority Area covers the area between Hyde Park Corner to the west, Piccadilly to the north, Queen's Walk to the east and Constitution Hill/The Mall to the south. Green Park is a Grade II* Registered Park and Garden. It is classified as a Tier 2 Archaeological Priority Area because it is a Registered Park and Garden with significant archaeological interest.

Description

Like other Royal Parks in Westminster, Green Park is an example of an open area that was previously a private park set aside for the exclusive use of royalty that has become a public park occupying a significant open space within one of the most densely built up parts of London.

Until the late 17th century the area now occupied by Green Park was open agricultural land situated on deposits of clay and silt. The Tyburn flowed through the area which may have led to the establishment of small settlements nearby but nothing has been found in the area that pre dates the post medieval period.

In 1668 the area was enclosed as a deer park and became known as Upper St James's Park. The area was referred to as The Green Park by the time the Rocque map was produced in 1746. Snow wells and an ice house were located within the park and a Ranger's Lodge was built soon after the park's enclosure on the northern side of the park on Piccadilly. The first lodge was replaced by another building known as the Deputy Ranger's Lodge in 1769 but this building was demolished in 1842. A deer house is also thought to have been built close to the rangers lodge although this structure is thought to have been demolished by the mid 18th century.

The Tyburn flowed through the park and formed a natural pool which was formalised into a rectangular shaped enclosure that became known as the Central Water. Natural pools in the north-east corner of the park were also adapted into reservoirs by the Chelsea Water Works in 1729 and were know as the Queen's Basin. Both of these bodies of water can be seen on the Rocque map of 1746. The Central Water and Queen's Basin were infilled in 1837 and 1855 respectively. Very little of these pools can still be discerned on the surface and the entrance to Green Park underground station is now on the same site as the Queen's Basin.

Green Park became a public park in 1826 and the majority of its trees were planted between 1850 and 1914.

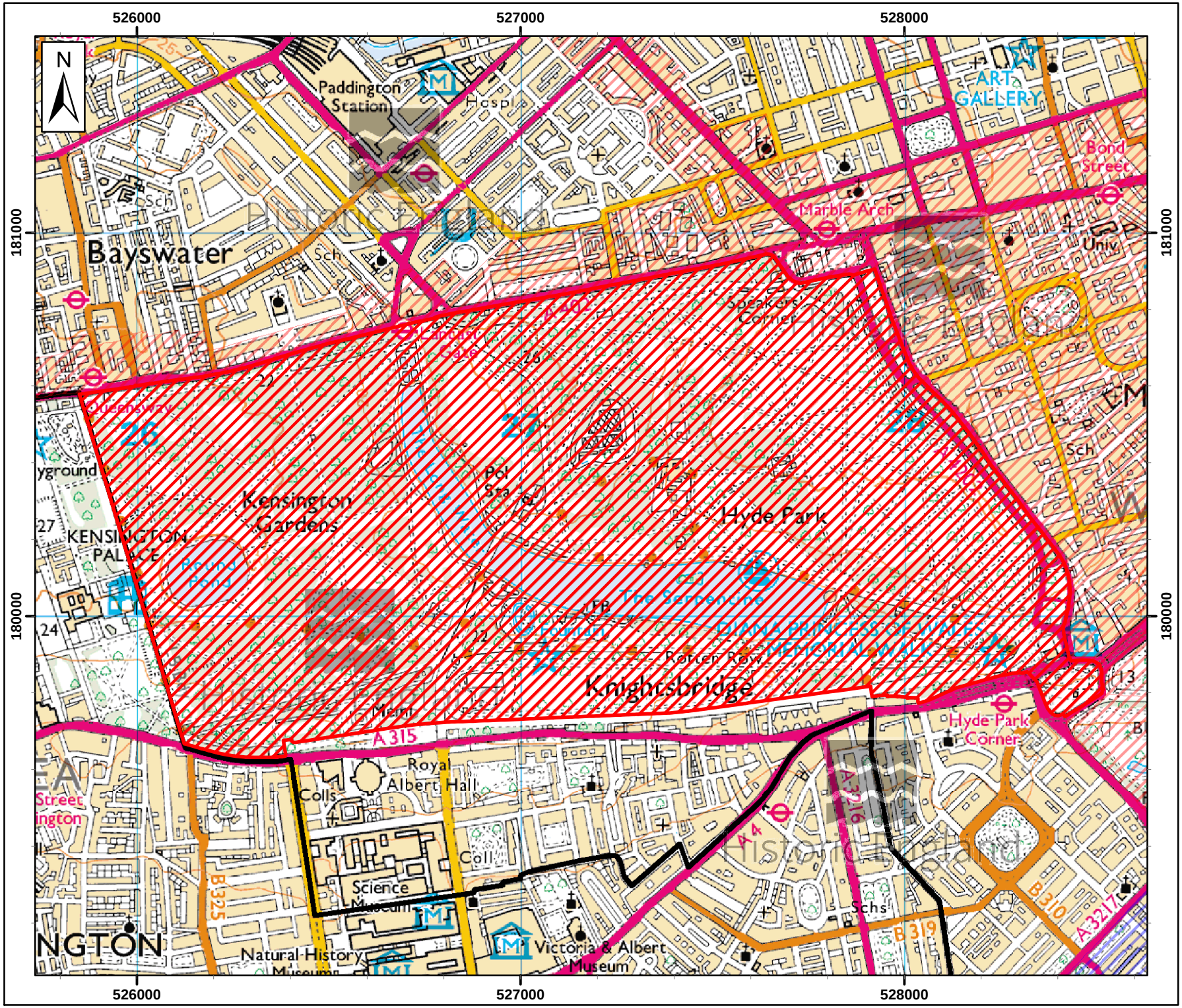
Significance

There is no evidence to suggest that the APA was settled before the post medieval period and the park has seen minimal development since then. Nevertheless, like other Royal Parks, Green Park has the potential for archaeological finds relatively close to the surface and the remains of structures such as the ice house, snow wells, ranger's house and the two basins may survive. Archaeological investigation (including, for example, geophysical survey) has potential to improve understanding of the park's development and varied use; and to inform future management and interpretation.

Key References

St James's Park and the Green Park, London Borough of the City of Westminster, An Archaeological Assessment and Field Evaluation by the Royal Commission on the Historical Monuments of England, Royal Commission on the Historical Monuments of England, 1994

City of Westminster APA 2.3 Hyde Park and Kensington Gardens



Hyde Park and Kensington Gardens APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:13,000

Notes:
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City of Westminster APA 2.3: Hyde Park and Kensington Gardens

Summary and Definition

The Hyde Park and Kensington Gardens APA covers the whole of both royal parks, both of which are Grade I Registered Parks and Gardens and are covered by the Royal Parks Conservation Area.

While it is possible to make a distinction between Hyde Park and Kensington Gardens, they were part of the same area of open land until a distinct boundary was created in the 18th century along the approximate line of West Carriage Drive. Before this division the area had been used in similar ways and the same types of archaeological finds pre dating the 18th century should be anticipated across the entirety of the APA. The two areas are therefore included in a single APA.

The Hyde Park and Kensington Gardens APA is classified as Tier 2 because it is a Registered Park and Garden with significant archaeological interest.

Description

The APA is situated on top of clay, silt and sand deposits. The Westbourne River, which feeds the Long Water and Serpentine, would have provided good agricultural land in this area and it is possible that small communities may have developed close to it. Sporadic finds of prehistoric material such as Iron Age coins, a Mesolithic axe and a Bronze Age arrowhead have been found within the APA. An evaluation that took place in 2003 in advance of the Diana Princess of Wales memorial fountain being built found the remains of what could have been a Roman farm.

Hyde Park was created when the land was enclosed in 1540 to create a hunting park for Henry VIII. Prior to this, the area is thought to have been farmland and aerial photographs have identified a field system, which is thought to date from the medieval period, which covers a large area in the northern part of the park. Ditched boundaries and ridge and furrow marks can be seen from the air while at ground level the traces of the field system are less obvious but still discernible. On a John Rocque map dating from 1754 a moated site with three buildings inside it can be seen in an area close to the northern bank of the Serpentine approximately half way between its eastern end and the Serpentine Bridge in an area close to Serpentine Lodge. It is unclear whether this site has a medieval origin, possibly relating to a manor house, or if it was built as part of the hunting park. It does not appear on later maps but traces of the moat may survive.

It is possible that a fort or group of forts connected to the Civil War defences of London were located in the south eastern section of Hyde Park or on Hyde Park Corner. It was here that the route of the defences that ran in a north-east to south-west direction from St Giles Circus through Mayfair changed direction and continued

in a south-easterly direction towards Vauxhall Bridge. Since the park has undergone relatively little development since the mid-17th century it is possible that potential remains of the defences or forts would be well preserved and relatively easy to identify.

Deer hunting in Hyde Park continued until the mid-18th century but access was permitted from 1637 to upper class members of the public. An area known as the Tour or Ring became a particularly popular place for people to meet and parade. The Ring was located to the north of the eastern end of the Serpentine and consisted of a circular or oval area within a wider square enclosure of trees. The Ring and tree enclosure can be seen on a number of maps dating from the 18th and early 19th centuries but does not appear on the OS map of 1869. However, on the same map a circular area of trees surrounded by a wider enclosure of trees in a square shape can be seen which may be the remains of the Ring.

Kensington Palace became a royal palace for William III and Mary II in the late 17th century. Between 1726 and 1735 a programme of garden development was carried out which spread the palace's gardens eastwards and established Kensington Gardens as a separate area to Hyde Park. The Round Pond, the Long Water and Serpentine were all established during this period along with other garden features such as summer houses and tree lined avenues. West Carriage Drive represents the eastern extremity of Kensington Gardens but the boundary was originally marked by a substantial ha-ha. The ha-ha ran from north to south across the Serpentine and was punctuated by three mock bastions, each one located where the ha-ha changed angle. The ha-ha and bastions can be seen on contemporary maps but during the 19th century the ha-ha was either filled in or demolished although it still survives as an earthwork in some areas.

Bayswater House and its gardens were located on the northern edge of what is now Kensington Gardens to the east of the northern end of the Long Water. It was acquired by George II as part of the garden's extension and can be seen on maps created by John Rocque in 1736 and 1754. The house was demolished in the 1780s and its gardens were incorporated into Kensington Gardens. There are no visible remains of the house on the surface but sub surface remains may survive since the area has not been developed since its demolition. Another important building within the APA is Apsley House on the northern side of Hyde Park Corner which was built between 1771 and 1778 by Robert Adam and was later enlarged in the late 1820s after the Duke of Wellington had acquired it.

Both Kensington Gardens and Hyde Park became increasingly accessible to the public during the 19th century. The Crystal Palace was initially located in the south of Hyde Park as part of the Great Exhibition in 1851 and the Albert Memorial was built on the southern edge of Kensington Gardens between 1863 and 1872. In the latter half of the 19th century demonstrations demanding civil rights were held in the park leading to the establishment of Speakers' Corner. During World War Two barrage balloons and anti-aircraft trenches were located in both Hyde Park and Kensington

Gardens and anti-aircraft guns and an anti-aircraft rocket launching site were established in the eastern part of Hyde Park.

Significance

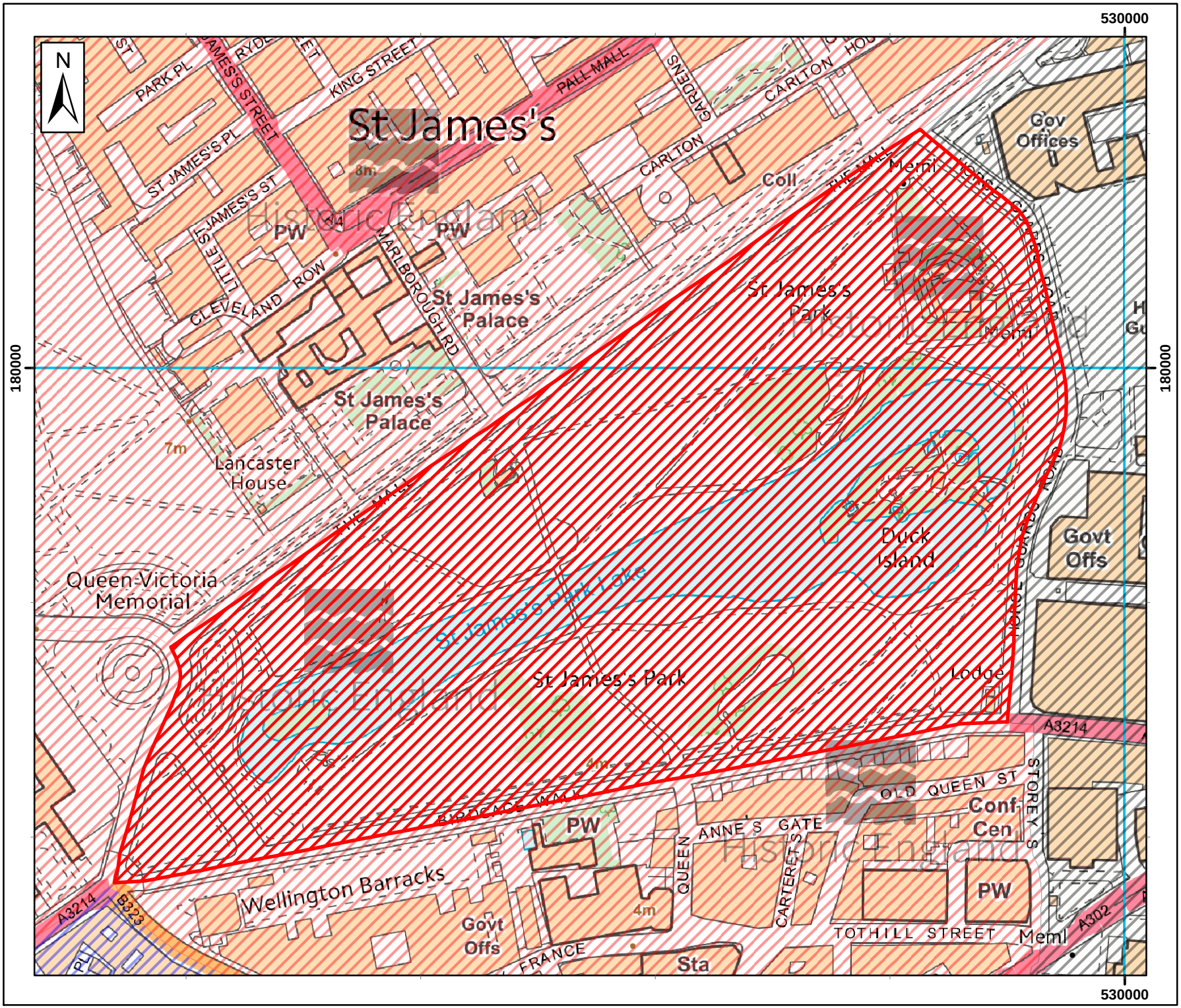
Hyde Park and Kensington Gardens represent a large area of undeveloped land close to the centre of London that has good potential for the survival of archaeological features and finds. The prehistoric finds that have been made within the APA along with the discovery of the potential Roman farmstead demonstrate the type of pre-parkland finds and features that may still be present.

Garden features such as the ha-ha can still be indentified as earthworks while other garden features such as the Ring would have left a less distinct archaeological trace but may still be identifiable. Archaeological investigation (including, for example, geophysical survey) has potential to improve understanding of the park's long development and varied use; and to inform future management and interpretation.

Key References

Hyde Park, London Borough of the City of Westminster, An Archaeological Survey by The Royal Commission on the Historical Monuments of England, Royal Commission on the Historical Monuments of England, 1994

Kensington Gardens, London Borough of the City of Westminster, An Archaeological Survey by The Royal Commission on the Historical monuments of England, Royal Commission on the Historical Monuments of England, 1994



City of Westminster APA 2.4
St James's Park

St James's Park APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:4,250

Notes:
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City of Westminster APA 2.4: St James's Park

Summary and Definition

The St James's Park Archaeological Priority Area covers the area between The Mall to the north, Horse Guards Road to the east, Birdcage Walk to the south and Spur Road to the west. St James's Park is a Grade I Registered Park and Garden. It is classified as a Tier 2 APA because it is a Registered Park and Garden with significant archaeological interest.

Description

St James's Palace was built between 1531 and 1540 and at the same time an area of open land to the south was enclosed to form a deer hunting park. Prior to the 16th century the area was marshland which was probably not suitable for settlement and had to be drained before the deer park could be established. A few finds dating from earlier than the 16th century have been found in the park but nothing has suggested that a major settlement was ever located here. An excavation close to the lodge at the south-east corner of the park in 1994 found the structural remains of a late medieval / early post medieval building although its purpose is unclear.

During the reign of Charles II the park was redesigned and was the first London Park to be opened to the general public. A canal more than 2 kilometres long was built through the centre of the park from east to west and a duck decoy, consisting of a number of smaller canals and ponds was built to the south of the main canal in the south-east corner of the park. A natural pond known as Cowford's Pool was located in the park's south-west corner and was formalised into a rectangular pool known as Rosamund's Pond. All these water features can clearly be seen on maps of the 18th century, including the Rocque map of 1746, although the decoy and Rosamund's Pond were both filled in around 1770.

In the 1820s the park was redesigned again by the architect John Nash who had also been responsible for the redevelopment of Regent's Park. The canal was replaced with a Serpentine Lake, with islands at either end, and the layout of the park was altered to make it less formal.

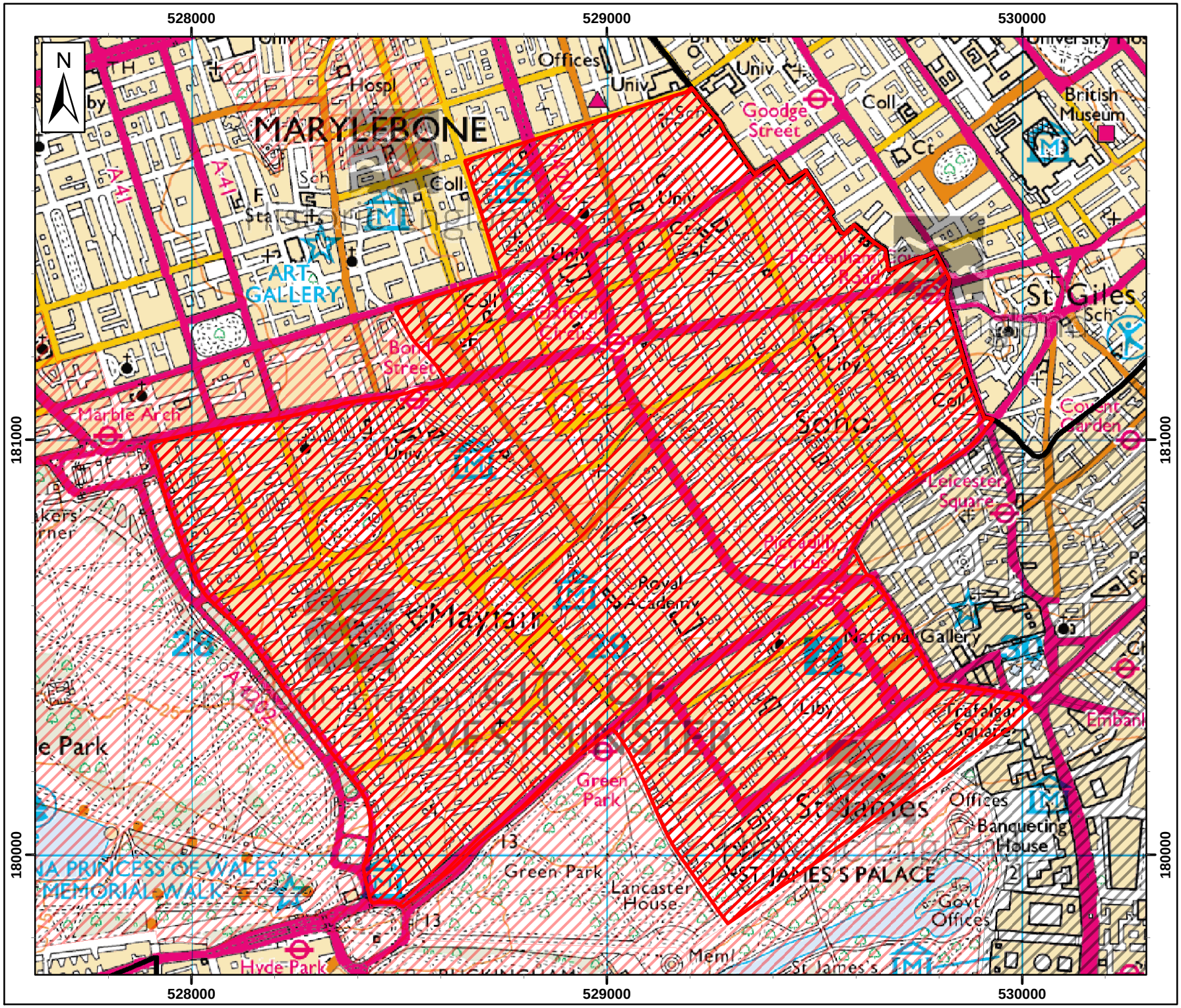
Significance

There is potential for archaeological finds from all periods to be found within St James's Park because it is such a large undeveloped area within such a densely built up part of London. Like other Royal Parks in Westminster there is a paucity of archaeological finds dating from before the post medieval period although it is generally assumed that they were all open land before being enclosed. The discovery of the building at the south eastern corner of the park in 1994 demonstrates how more substantial structural remains may survive and could potentially enrich our knowledge of the park's history. Archaeological investigation (including, for example,

geophysical survey) has potential to improve understanding of the park's development and varied use; and to inform future management and interpretation. Cumulatively the Royal Parks represent a potentially rich archaeological resource across a wide area of Westminster that has not witnessed major development or disturbance.

Key References

St James's Park and the Green Park, London Borough of the City of Westminster, An Archaeological Assessment and Field Evaluation by the Royal Commission on the Historical Monuments of England, Royal Commission on the Historical Monuments of England, 1994



City of Westminster APA 2.5
Great Estates

Great Estates APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:12,000

Notes:
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City of Westminster APA 2.5: Great Estates

Summary and Definition

The Great Estates APA covers an area bounded by Park Lane to the west, Green Park and St James's Park to the south, Haymarket, Shaftesbury Avenue, Charing Cross Road and the borough boundary with Camden to the east and Oxford Street, Wigmore Street and New Cavendish Street to the north. During the 17th and 18th centuries these areas were developed by wealthy landowners who expanded the built up area of central London. According to the Rocque map of 1746, the majority of the area had been developed by this time and is therefore considered part of historic London. It is classed as a Tier 2 APA because it is an area of historic settlement.

Description

The description has been separated into four sections that cover Mayfair, Soho, St James's and the southern part of the Portland Estate. Mayfair is bounded by Park Lane to the west, Piccadilly to the south, Regent Street to the east and Oxford Street to the north. The St James area is bounded by Green Park to the west, St James's Park to the south, Cockspur Street and Haymarket to the east and Piccadilly to the north. Soho is bounded by Regent Street to the west, Shaftesbury Avenue to the south, Charing Cross Road to the east and Oxford Street to the north while the Portland Estate is all parts of the APA to the north of Oxford Street.

Before the 17th century the majority of the APA was open land as shown on the Agas map of London from 1561. Archaeological finds dating from earlier periods include prehistoric animal remains, flint tools and weapons, particularly Palaeolithic handaxes spotted by labourers carrying out building work in the 19th century. A Roman cremation burial was also found in Regent Street. However, prior to the development of the area from the mid-17th century onwards the only buildings of note within the APA were St James's Palace and the St James the Less leper hospital which preceded it.

Mayfair

A number of great houses were built along the north side of Piccadilly in the years following the Restoration and included Burlington House, Berkeley House (later known as Devonshire House) and Clarendon House. Burlington House is the only one of these to survive although it has been greatly altered and is now home to the Royal Academy.

It was in the first half of the 18th century that the area to the north of Piccadilly started to be a developed by a number of different land owners such as the Albemarle, Berkeley, Burlington, Conduit Mead, Curzon, Grosvenor and Millfield estates. The Grosvenor estate was the largest of these estates and covered a large part of the north-western sector of Mayfair. The fact that Mayfair was developed by a number of different land owners which developed their areas independently of each other has led to the area having an uncoordinated street layout where streets laid out in different estates interact awkwardly when they intersect. It also led to three different major squares being built within the area. Hanover Square in the Millfield estate was established in the 1710s, Grosvenor Square in the Grosvenor estate was laid out between 1725 and 1731 while Berkeley Square in the Berkeley estate was developed from the 1730s.

St George's Church, slightly to the south of Hanover Square, was built between 1720 and 1724 and is the only major church in Mayfair. Its associated burial ground was established to the west on a site near Mount Street and was the only burial ground for the local area between the 1720s and the mid-19th century. It became a public park in 1890 which is now known as Mount Street Gardens.

At the time of the Rocque map of 1746 the majority of Mayfair had been developed although a few undeveloped areas remained. However, by the 1780s Mayfair had been totally developed and the majority of the houses consisted of three storeys and a basement. Many also had associated mews buildings in streets to the rear. Mayfair quickly gained a reputation for being an area where wealthy families lived and it has been estimated that approximately 40% of the first houses built on the Grosvenor estate were occupied by titled families. However, many of the original 18th century buildings have been demolished or have undergone major alteration and only a handful of original houses survive in Hanover Square and Grosvenor Square.

The Civil War Defences of London passed through the Mayfair area when it was open countryside. While the precise route of the defences is not known for certain they are thought to have run across Mayfair in a north-east to south-west direction in an approximate line between Hanover Square and where the Dorchester Hotel is now located. One of the forts which punctuated the defences is thought to have been situated to the north-west of Berkeley Square and was known as Oliver's Mount or Sergeant's Fort. Mount Street gets its name from this fortification. The development of Mayfair in the following century levelled the defences but it is possible that buried remains could survive. Even where truncated by subsequent development the base of deep defensive ditches might still be found.

Soho

During the medieval period Soho was open farmland which was owned by a number of different landowners including the Abbey of Abingdon in Oxfordshire and the Hospital of Burton St Lazar in Leicestershire. The area was surrendered to Henry VIII during the Reformation and he converted the land so that it could be used as a royal hunting park associated with Whitehall Palace. It gradually went out of use as a hunting park but by the mid-17th century it was still a predominantly open and rural area with only a cluster of buildings along the line of a track known as Colman Hedge Lane which followed the route now followed by Wardour Street.

It was after the Great Fire of London that Soho started to be seen as a potential development area after an estimated 100,000 families had lost their original homes in the city. Building started in the 1670s and by the end of the century many of the present streets along with Soho Square and Golden Square had been established. However, in some cases the houses that had been built along streets such as Berwick Street, Carnaby Street and Wardour Street in the late 17th-century were later demolished and rebuilt in the first half of the 18th century.

Soho also became a popular area for foreign migrants to settle in. Initially it was Greek immigrants who had a noticeable presence within the area and they established a chapel on Hog Lane in the 1670s on a site now occupied by the Central St Martins College of Art and Design. From the 1680s onwards it was Huguenot migrants from France who started to settle within Soho in large numbers. The Greek chapel on Hog Lane became a French chapel and a number of other Huguenot chapels were established in Soho by the early 1690s.

The only Anglican Church within Soho was St Anne's Church on Wardour Street, which was built between 1677 and 1686, and its churchyard was the only burial ground for the local parish. The elevated height of the cemetery has been attributed to the large number of burials there. One estimate for the number of burials is as high as 110,000 although other estimates have been more conservative. It was converted into a public garden during the 1890s while the church tower, which was rebuilt between 1801 and 1803, is the only part of the church building to survive after it was badly damaged by bombing in 1940 and subsequently demolished.

Another significant cemetery in Soho is the St James's Workhouse burial ground in Poland Street/Marshall Street. It consists of two cemeteries, the first of which was established in 1693 as an extra burial ground for the parish of St James in Piccadilly. A plague burial ground dating from the London plague of 1665-1666 may have been located on the same site. A parish workhouse was built on the site on the north-east part of the burial

ground in the 1720s and by 1733 the burial ground was full so a second burial ground to the west was acquired which was probably used until the 1780s when the parish bought another burial ground in St Pancras. The area was built on from the mid-19th century onwards and a number of separate buildings now occupy the site. An excavation that took place at the site between 2008 and 2009 examined both cemeteries and found more than 2500 burials in wooden coffins that dated to the 17th and 18th centuries although no burials relating to the London plague were found.

Although Soho had been established as an area for wealthy families to build their homes it gradually lost its upper class reputation during the 18th century as rich residents moved westwards into Mayfair. Monmouth House had been built on the south side of Soho Square in the early 1680s as a residence for the Duke of Monmouth, the illegitimate son of Charles II, but it was demolished less than 100 years later. The houses on Golden Square had similarly been intended for aristocratic families but these families gradually moved out during the 18th century and by the 19th century none of the buildings around the square were used as private residences. As Soho's wealthy residents moved out small scale industries moved in and the area gained an artisan reputation which it still retains.

St James's

The St James's area in the post medieval period has been influenced by the presence of St James's Palace. However, before the palace was built a leper hospital known as St James the Less occupied the same site due to its remote location. The first record of the hospital dates from the reign of Henry II (1154-1189) although it may have been established before the Norman Conquest. During an excavation in 1994 the foundations of a timber framed building dating to the late 11th or early 12th century were uncovered which are thought to relate to the original hospital building. This timber structure was demolished in the 13th century and a new building was erected in another part of the site now occupied by the palace. A 14th century description of the hospital mentions a hall, a cloister, a chapel and a stone tower. By the 15th century the hospital was only being used by female leprosy sufferers and was given to Eton College by Henry VI in 1448. Henry VIII later acquired the site for St James's Palace which was built between 1531 and 1540 but remained relatively isolated until the second half of the 17th century.

Henry Jermyn, the Earl of St Albans obtained the land known as St James's Fields to the south of Piccadilly in the early 1660s. St James's Square was built between 1665 and 1677 and initially consisted of 22 houses which were all intended for aristocratic residents involved with the royal court at St James's Palace. The area surrounding St James's Square was also gradually developed in a neat grid pattern which can be seen on the Rocque map of 1746 and still exists today. All of the houses that were built when St James's Square was

established had been redeveloped by the late 18th century and have been subsequently rebuilt or extensively altered since. Today only a few of the 18th century houses survive.

The parish church of St James's in Piccadilly was designed by Sir Christopher Wren and built between 1677 and 1684. During the 18th century its churchyard was enlarged and vaults were created under its northern area. Other noteworthy buildings within the St James's area include the Queen's Chapel by Inigo Jones which was built between 1623 and 1627, Marlborough House which was built between 1709 and 1711 and Lancaster House which was built in 1825. An important building which no longer exists is Carlton House which was built in the early 18th century and purchased by Frederick Prince of Wales in 1732. It was passed to George IV who lived there until he became king in 1820 and was later demolished and replaced by Carlton House Terrace.

Portland Estate

The Duke of Newcastle bought part of the Marylebone Estate in 1708 and after Cavendish Square was laid out in 1717 the estate gradually developed northwards in the following decades. When the Rocque map was produced in 1746 a number of streets to the north of Oxford Street had been established and a building on Vere Street labelled as Oxford Chapel, which was built in 1724 and is now known as St Peter's, was built to serve as the new estate's chapel. Bingley House, on the western side of Cavendish Square can also be discerned on the Rocque map. It was built for Baron Bingley in the 1720s but became known as Harcourt House in the 1770s before it was demolished in the early 20th century and replaced with the current Harcourt House. However, a section to the north of Cavendish Square was still open land at the time of the Rocque map and within this open area was the Marylebone basin, a reservoir which supplied water to large parts of the city further south. It was filled in during the 1760s and built over and by the end of the 18th century the Portland Estate had grown to encapsulate the settlement of Marylebone.

An excavation that took place at 35-50 Rathbone Place between November 2014 and March 2015 found the remains of buildings that had been constructed in the late 18th century such as walls, drains, cess pits and wells. Waterlogged environmental remains provided evidence of the increasingly diverse range of imported foods available to wealthier Londoners at this time.

Significance

The APA's proximity to Roman *Londinium*, Anglo-Saxon *Lundenwic*, the medieval city of London and the Abbey and Palace of Westminster makes its pre-17th century use of archaeological interest. For the most part, survival of pre-17th century archaeology is likely to

be patchy and fragmentary, although the Squares might have better preservation. The discovery of remains of the St James the Less leper hospital would be an opportunity to enhance our knowledge of this specialist type of medieval institution. The location and layout of London's Civil War defences are currently poorly understood. Traces of urban fringe activities such as horticulture, quarrying and rubbish disposal would also be expected.

From prehistory, the most likely potential discoveries are Palaeolithic flint tools from the natural Lynch Hill gravel. Fresh artefacts, groups of finds with waste flakes or associated animal bone would be of special interest perhaps indicating the presence of a very rare undisturbed site.

All the areas within the APA were developed by wealthy landowners who wanted similarly wealthy inhabitants to move into the new houses that they were creating. Many of the buildings constructed during the initial building phases were demolished within 100 years of their construction and few buildings around the squares of these estates date from their initial establishment. Analysis of those that do survive can help us to understand how they have been altered since their initial construction. Remains of those buildings that have been demolished since their construction may have been damaged by subsequent developments that have taken place. Nevertheless the possibility of uncovering and studying the remains of earlier buildings, especially those of significant buildings such as Carlton House, Monmouth House and any of the original grand house built along Piccadilly in the late 17th century, should not be ignored. Associated artefactual and environmental evidence could be informative of diet, life styles and professions at a time of rapidly rising material living standards and the birth of a consumer society with international tastes. The integrated study of the archaeological and standing remains of buildings together with their social history could assist in the understanding of the development of these affluent areas of 17th and 18th century London.

Burial grounds are also significant as they can provide information on the life expectancy, general health and social background of the local community and the diseases that they were suffering from. Wealthy upper and middle class populations from the Great Estates can then be compared with others such as working class populations from East London and rural communities.

The combination of all these potential archaeological remains alongside the study of standing buildings and historical documentary evidence could enhance our knowledge of the development of one of the oldest and most affluent residential areas of central London.

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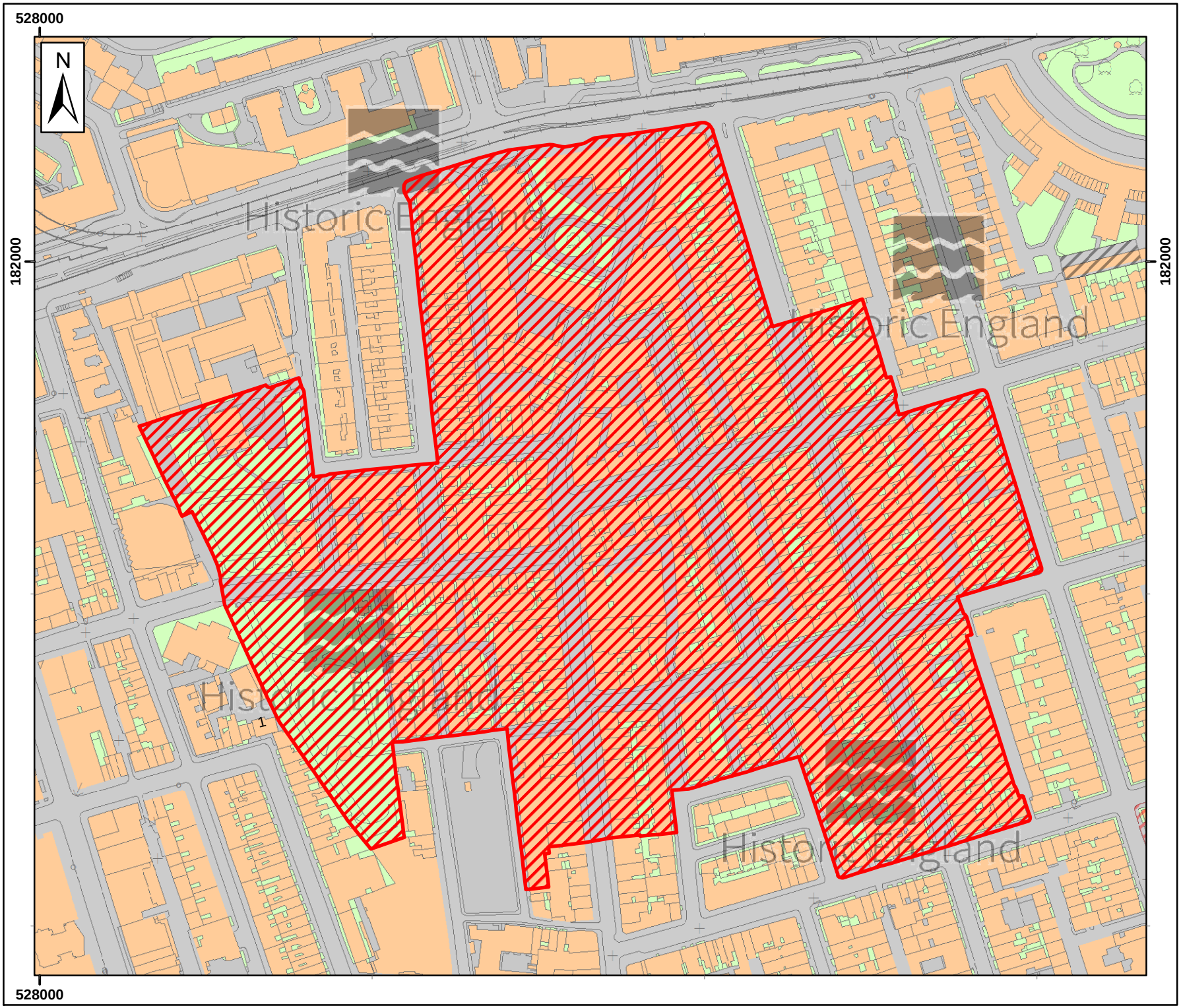

City of Westminster APA 2.6 Marylebone

- Marylebone APA
- Tier 1 Archaeological Priority Area
- Tier 2 Archaeological Priority Area
- Tier 3 Archaeological Priority Area

Scale (at A4): 1:3,000

Notes:
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City of Westminster APA 2.6: Marylebone

Summary and Definition

The Archaeological Priority Area covers the historic settlement of Marylebone which was focused on the area along Marylebone High Street and the former site of Marylebone Gardens, a 17th-18th century pleasure ground. It is classified as Tier 2 because it is a historic settlement with medieval origins.

Description

The name Marylebone can be applied to the general area bounded by Regent's Park to the north, Portland Place to the east, Oxford Street to the south and Edgware Road to the west. The area has been variously known as St Mary by the Bourne, St Mary le Bourne, St Marylebone and on the Rocque map of 1746 it is referred to as Marybone. It is unclear when the name Marylebone was firmly established as the name for the local area but for the sake of convenience that is the name that will be used in the description to avoid confusion.

With the exception of the areas close to the Palace of Westminster and the Strand, what is now the borough of Westminster was a predominantly rural area until the 18th century. The historic village of Marylebone was spread along Marylebone High Street and developed after the settlement of Tyburn to the south gradually migrated northwards during the medieval period. Tyburn was isolated and vulnerable to criminals who travelled along Oxford Street and over time the focus of the settlement moved northwards to another site close to the Tyburn River. A manor house had been built in this area in the 13th century and in the early 15th century the Tyburn parish church was also relocated there. The new settlement became known as Marylebone while Tyburn was gradually abandoned and its name became associated with the place of execution further to the west close to what is now Marble Arch.

The parish church established in the early 15th century was dedicated to St Mary and became known as St Mary by the Bourne. The church was located on the west side of Marylebone High Street to the south of what is now the Marylebone Adult Education Centre. The original medieval church was replaced in the 1740s by another church on the same site which was designed by John Lane. However, within a few decades it was becoming clear that the increasing population of Marylebone would require a larger church. Thomas Hardwick designed a new church that could seat more than 3000 people which was built between 1813 and 1817 on a site on Marylebone Road slightly to the north of the original church. The earlier church survived as a chapel until 1949 when it was demolished after being severely damaged during the war.

The burial ground connected with St Mary's church was excavated in 1992 and between 2004 and 2006. The excavations uncovered approximately 370 burials, the majority of which were in wooden coffins while the remainder were in lead coffins and several brick vaults were also excavated. It appeared that the churchyard was used until the mid-19th century but during the 18th century two other burial grounds were created to the west of the village centre on the northern and southern sides of Paddington Street. The southern and northern cemeteries were consecrated in 1733 and 1772 respectively but were both approaching capacity in the early 19th century so in 1814 another cemetery for the Marylebone parish was acquired in St John's Wood. The northern cemetery was finally closed in 1853 and became a garden for the nearby workhouse while the southern cemetery became a public park in 1886. While few tombs or gravestones survive it is estimated that approximately 80,000 people are buried in the northern cemetery alone. Part of the northern cemetery along its western edge was excavated between 2012 and 2013 and found five burial vaults and a total of 348 wooden coffins and 45 lead coffins. Both cemeteries are still public parks and have not been built upon since they stopped being used for burials.

A manor house was built towards the northern end of Marylebone High Street at some point before 1279 in the approximate area on the eastern side of the road between numbers 55 and 60. The manor was rebuilt in the early 16th century and underwent further enlargements and alterations in subsequent centuries. When the open area to the north of Marylebone was enclosed to form a hunting park by Henry VIII the manor house was also acquired by the king and became a royal hunting lodge. Marylebone Park stopped being used as a hunting ground in the 17th century and the manor house was then owned by a number of families and by the beginning of the 18th century was being used as a boarding school before it was demolished in 1791. Traces of walls and other demolition debris have been found during excavations in the area at the northern end of Devonshire Place Mews which might relate to the medieval manor house or one of its later rebuilds.

In the 17th century the gardens of the manor house were converted into pleasure gardens which became known as Marylebone Gardens. They were expanded in 1738 and hosted concerts, balls, theatrical performances and regular firework displays which were popular with upper class members of society. However, the gardens also had an area known as the Bear Garden which was used for bear baiting, cock fights, dog fighting and bare knuckle boxing. A natural spring was found in the gardens in 1773 which led to the gardens becoming a spa. However, the gardens were closed in 1778 after it was decided to develop the area for housing. Marylebone Gardens can be seen on Rocque's map of 1746 and occupied an area to the east of Marylebone High Street, now covered by Devonshire Street and Weymouth Street, as far as Harley Street.

A workhouse had been established in Marylebone in 1752 close to the first burial ground on Paddington Street. In 1776 a larger workhouse opened on the western side of what is now Luxborough Street to the north of the Paddington Street burial ground. The workhouse can be seen on a map of 1783 but it was enlarged significantly during the 19th century and by 1875 it occupied most of the land between the burial ground, Luxborough Street and Chiltern Street. The workhouse buildings were demolished in 1965 and the site is now occupied by buildings owned by the University of Westminster.

John Holles, the Duke of Newcastle, bought part of the manor of Marylebone in 1708 and started to develop the area north of Oxford Street which became known as the Marylebone Estate. As the 18th century continued the village was gradually consumed by the new streets and squares until it was no longer possible to discern Marylebone as a distinct settlement that was separate from the ever expanding city.

Significance

Marylebone is a rare example of a village that developed in close proximity to central London in the later medieval period but was eventually swallowed up by the expanding metropolis in the 18th century. Its proximity to a royal hunting park transformed Marylebone into what could be described as a royal country retreat for much of the 16th and early 17th centuries. The remains of significant buildings such as the medieval church or its post medieval replacement, structures associated with Marylebone Gardens, the workhouses and remains of the manor house may survive. Marylebone offers potential for archaeological study of the leisure and recreation of both Tudor and Stuart monarchy and the Georgian urban population, for example, in relation to identifying distinctive structures or artefact assemblages. The two burial grounds on either side of Paddington Street are of archaeological interest as they are more than 100 years old and the two areas have not been developed. Burials in these cemeteries could yield information on the social background, health issues and life expectancy of the people who were buried there.

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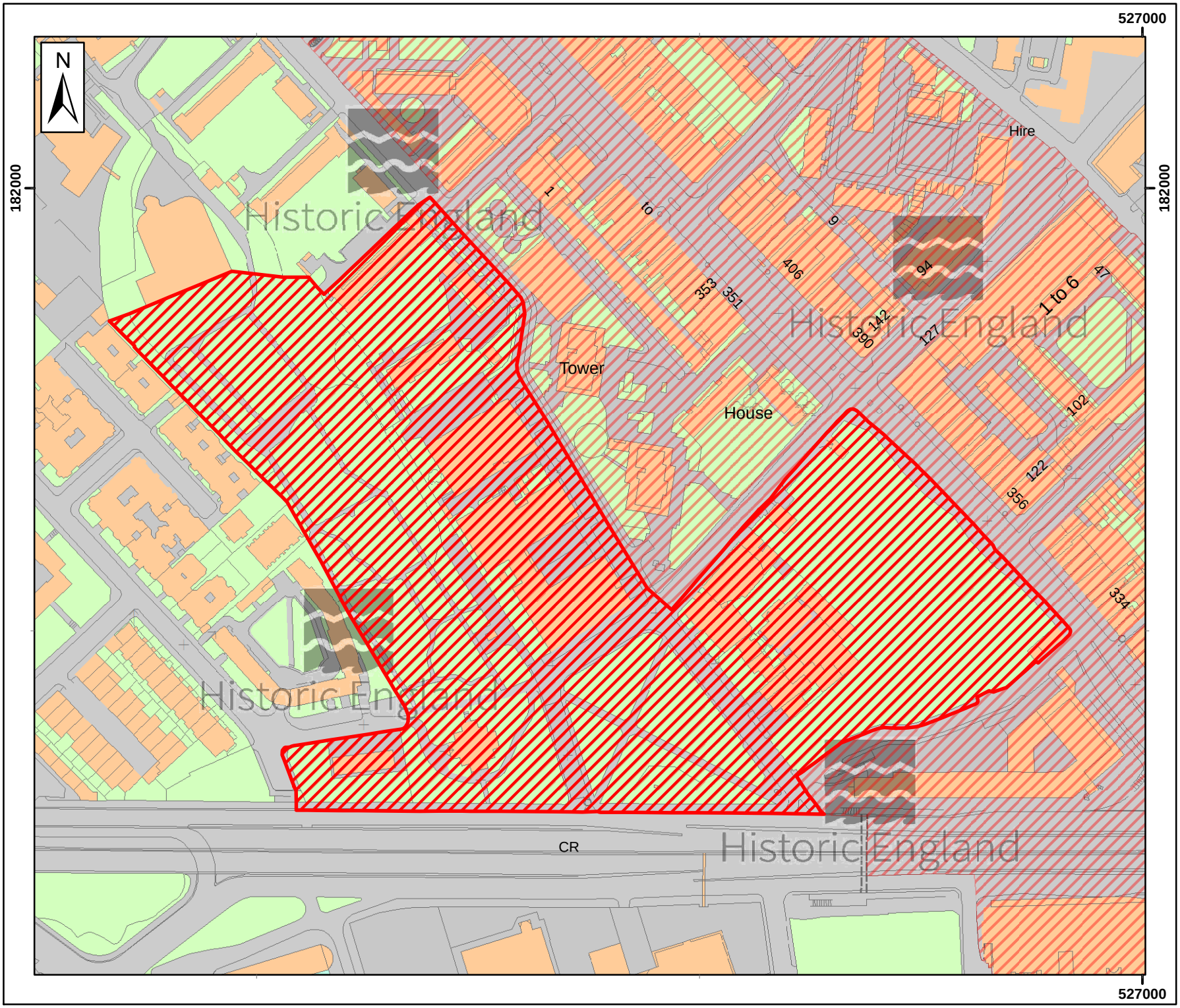

City of Westminster APA 2.7
Paddington

Paddington APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:2,250

Notes:
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City of Westminster APA 2.7: Paddington

Summary and Definition

The Paddington Archaeological Priority Area covers the historic settlement of Paddington Green. It covers Paddington Green itself and areas to the west, east and north which formed part of the rural settlement pre-dating the expansion of London across the area in the 19th century. The APA is classified as Tier 2 because it is a historic settlement with medieval origins and includes a post medieval burial ground.

Description

While the name Paddington can be applied to the general area north of Bayswater Road and west of Edgware Road the historic village of Paddington was centred on the village green which is now Paddington Green. A charter of 959 mentions a settlement called *Padintune* which has led to a belief that Paddington was originally a Saxon settlement. However, the veracity of the charter has been doubted and Paddington is not mentioned in the Domesday Book. Apart from a single piece of Saxon pottery that was found at the site of the Children's Hospital in 1997 no other Saxon material has been found in the area so the Saxon origin of Paddington cannot be substantiated.

The settlement therefore appears to have developed around a central green during the medieval period. A chapel is known to have been built by 1222 to the north of where St Mary's church is now located. This medieval chapel was replaced by a new church in the 1670s but this too was demolished in 1788 and replaced by the present church which was designed by John Plaw.

The burial ground to the west of the church was created in 1784 but had become a public park by 1892. An earlier and larger burial ground was located to the north of St Mary's which was in use until 1857 and was opened as a park in 1885. The 1869 and 1896 OS Maps show a building at the northern end of the burial ground called St Philip's Church which on the 1869 map is noted as being a Chapel of Ease. It had been demolished by 1916. With the exception of the Westway flyover, which was built across the southern part of St Mary's churchyard, neither of the cemeteries has undergone any development since their closure as burial grounds.

A manor house is known to have existed to the north of the earlier burial ground from the late 16th century until it was demolished in 1824. Paddington House was built to the east of Paddington Green in the early 18th century and another house was built to the north of the

green which by the end of the century was occupied by the politician Charles Greville. In 1807 Greville built another house slightly further to the north on a site now occupied by City of Westminster College. The triangular shaped building can be discerned on 19th century maps and the 1869 OS Map. Greville was a collector of exotic plants which he planted in his gardens and a small lake and a small structure known as the Banqueting House were also built in the grounds. This building and its grounds appear to have been demolished and covered by terraced housing by 1896.

The area surrounding Paddington Green underwent major development during the 19th century and the population exploded from approximately 1900 in 1801 to more than 100,000 by the 1880s. The area around the green was also developed in the 19th century and became covered with new streets and terraced houses. Many of these have since been demolished and replaced with other buildings such as the Children's Hospital and City of Westminster College.

Significance

Paddington is one of the few notable rural settlements that developed within Westminster during the medieval period and is an example of a medieval village that developed around a village green. A number of areas within the APA such as Paddington Green itself and the former burial ground to the north of the church are undeveloped and may contain undisturbed archaeological deposits. The former burial ground to the north of the church may, for example, contain remains of earlier churches or the manor house that was demolished in 1824. Any burials within the undisturbed areas of the APA could provide information about the people who were buried there such as their general health, life expectancy and the diseases that they were suffering from. While other parts of the APA to the north and east of the green have been developed there is still a possibility that remains associated with buildings such as Paddington House and the two houses belonging to Charles Greville may survive.

Key References

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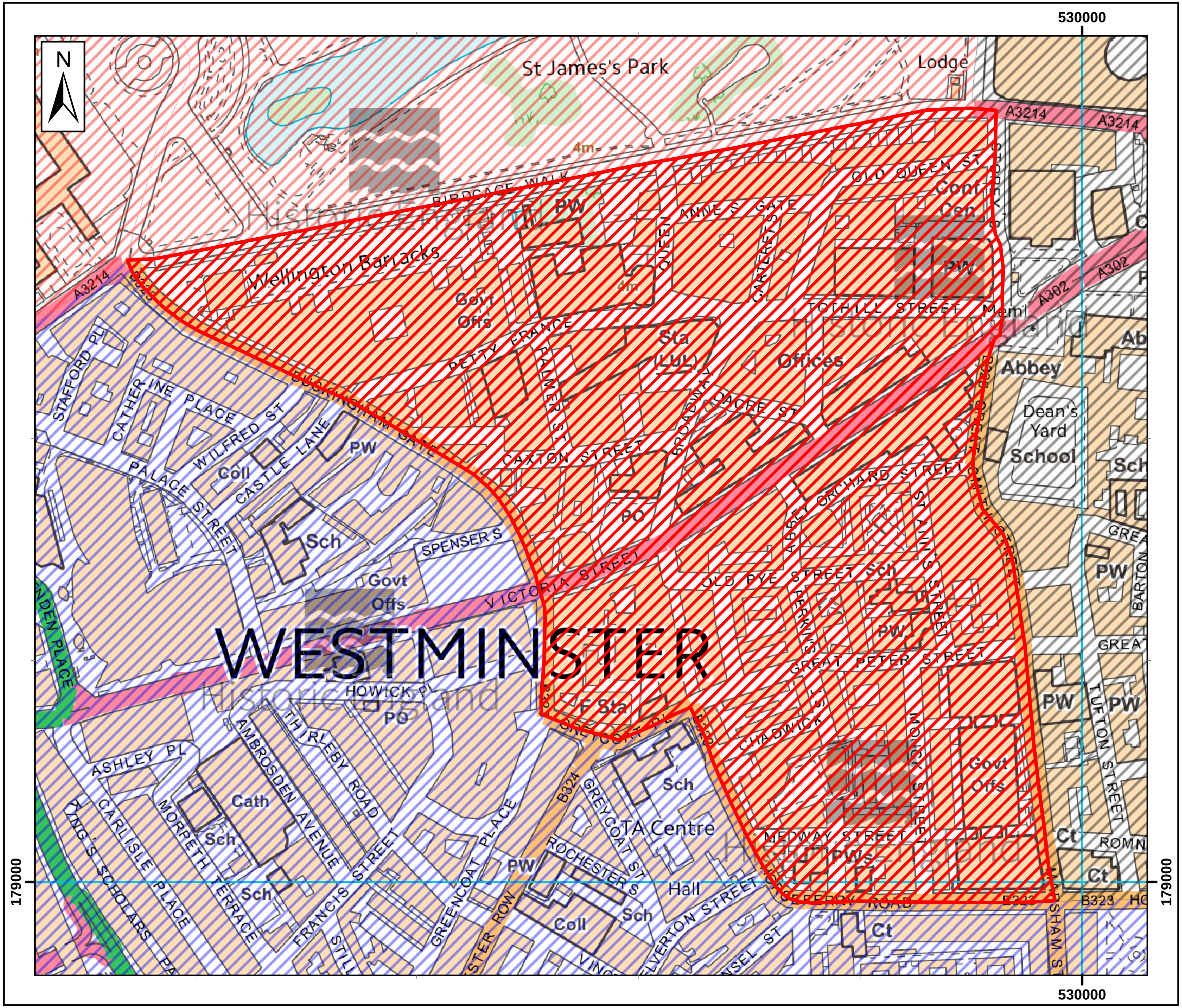

City of Westminster APA 2.8
Victoria Street

Victoria Street APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:4,500

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City of Westminster APA 2.8: Victoria Street

Summary and Definition

The Archaeological Priority Area is located to the west of Westminster Abbey and is bounded by Birdcage Walk to the north, Buckingham Gate to the west, Horseferry Road to the south and Great Smith Street to the east. The area had been developed by the mid-18th century, as shown in the Rocque map of 1746, and is classed as a Tier 2 APA because it covers an area of historic settlement.

Description

As the influence of Westminster Abbey increased in the centuries following its foundation in the 10th century the area to the west of the abbey also developed. Tothill Street was the main thoroughfare that approached the abbey from the west and during the medieval period a small settlement developed along it which depended upon and supported the nearby abbey and palace by providing servants and goods. The western part of Tothill Street became known as Petty France after a number of French wool merchants settled there. Parts of the abbey's complex extended into the area and Abbey Orchard Street is located on the site of the abbey's orchard while a building known as an Almonry, where alms and food could be distributed to the poor, was established on a site to the south of Tothill Street. Several almshouses were established in the area during the medieval and post medieval periods and some of these are shown on the Rocque map of 1746 although many were demolished in the 19th century. A medieval chapel dedicated to St Armel or St Ermin is thought to have been built within the APA during the medieval period on a site now occupied by St Ermin's Hotel. William Caxton also established the first English printing press in the area now called Caxton Street in 1476.

The site of Christchurch Gardens was previously a burial ground associated with St Margaret's church which is located further to the east in Parliament Square. It was established in 1625 and a small chapel was built on the northern part of the site between 1638 and 1642. The burial ground was for people within the local area and part of it was used for plague burials during the London plague of 1665 and 1666. The chapel was replaced in the 1840s by a larger church called Christ Church which was badly damaged by bombing in 1941 and demolished in the 1950s by which time the former graveyard had been converted into a garden. A telephone exchange was built on the northern part of the site, where the chapel and Christ Church had previously been located, in the 1960s.

In the 16th and 17th centuries a number of large houses were built in the area due to its proximity to the palaces at Westminster and Whitehall. However, from the mid-17th century onwards the area close to St James's Palace to the north became a more desirable area for grand houses for those with connections to the royal court to be built. As a consequence many of the large houses that had been built along Tothill Fields were replaced by smaller buildings and the area gained a reputation for being a slum. This reputation persisted until the mid-19th century when Victoria Street was built and further slum areas were cleared when the District Line was constructed in the 1860s. The Great Peter Street gas works were established in 1811 on a site north of Horseferry Road and were the first public gas works. They were closed for gas making in 1875.

The area has undergone numerous phases of development which would have had an impact on any surviving archaeological remains and few buildings that date to before the 19th century survive. Notable exceptions are the former Bluecoat School on Caxton Street which dates to 1709 and the majority of properties along Queen Anne's Gate and Old Queen Street which were built in the 18th century. Wellington Barracks was built between 1833 and 1859 although much of its façade dates to the 1980s.

Significance

The area covered by the APA has always been influenced by the nearby presence of Westminster Abbey, the Houses of Parliament and the palaces of Westminster and Whitehall. It is therefore an interesting example of a settlement that developed and was sustained by its proximity to those institutions. The affluence of the settlement has also been affected by changes to the palaces such as the destruction of Whitehall Palace in the late 17th century and the increasing influence of St James's Palace to the north during the same century. The size and quality of any surviving remains of former buildings may reflect the general prosperity of the area during a particular period. The analysis of surviving buildings from former centuries such as those on Queen Anne's Gate and Old Queen Street may also reflect the changing fortunes of the local area. The discovery of any medieval remains would assist in determining to what extent the settlement had developed by the end of that period. Any remains relating to the Great Peter Street gas works would also be significant since they relate to the world's first public gas works.

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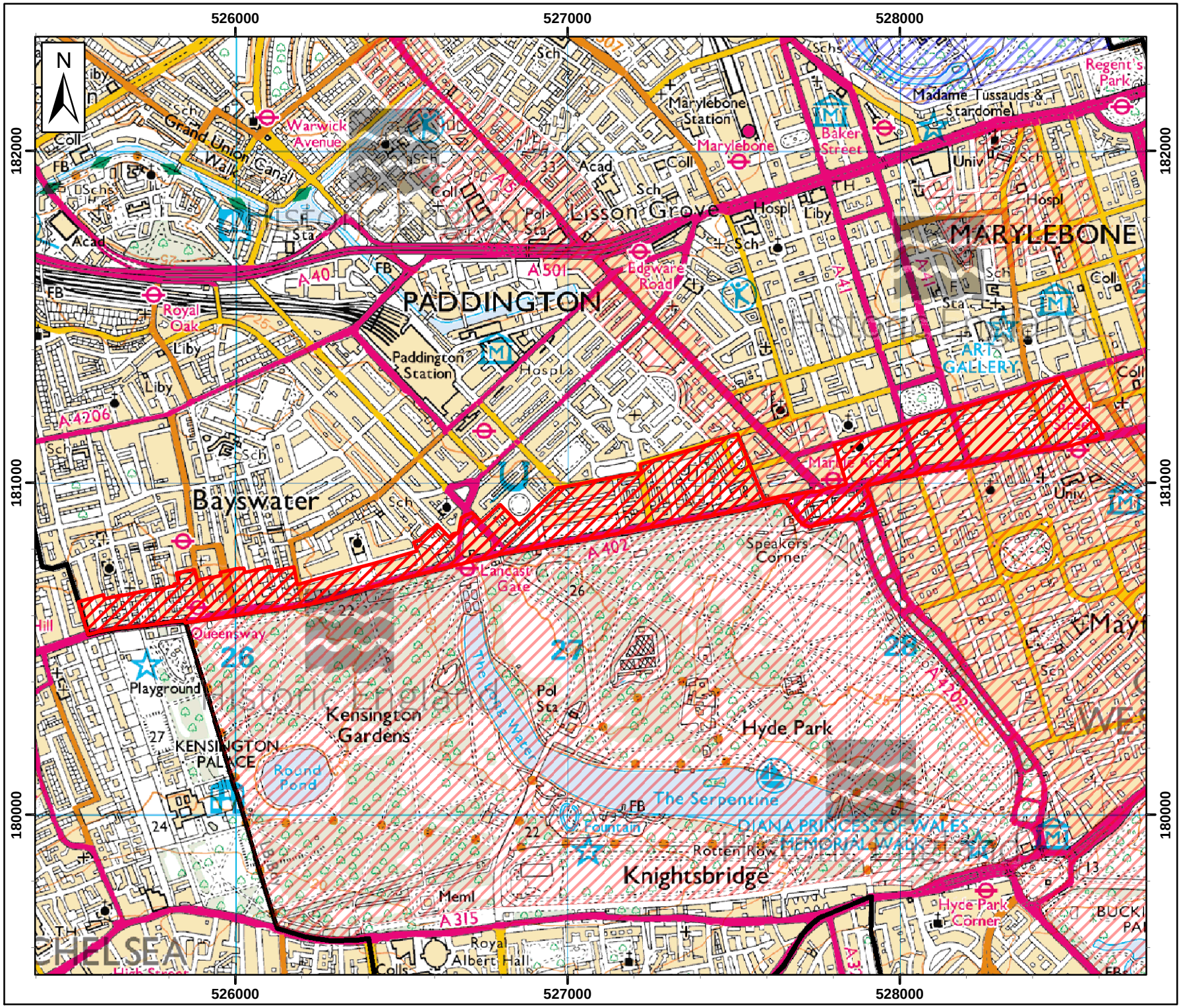

City of Westminster APA 2.9
Oxford Street/Bayswater Roman Road

Oxford Street/Bayswater Roman Road APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:15,000

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City of Westminster APA 2.9: Oxford Street/Bayswater Roman Road

Summary and Definition

The Archaeological Priority Area forms a corridor along Oxford Street and Bayswater Road which follow the approximate route of the London to Silchester Roman road. It also covers the area where the small medieval settlement of Tyburn was located close to Bond Street station. The APA is classified as Tier 2 because it is a corridor of land centred on a Roman road and it covers the site of a historic settlement.

Description

The London to Silchester Roman Road was the main route between Roman London and the west and may have been based on an earlier Iron Age trackway. An excavation near Marble Arch in 1961 found the road surface which was 30 feet wide and sealed Roman pottery and other finds. Minor roadside settlements may have developed along the road during the Roman period although its proximity to London may have prevented major settlements from being established. During the Roman period the road was known as the Via Trinobantia and in later centuries as the Tyburn Road, Worcester Road and Oxford Road before the name Oxford Street was firmly established in the 18th century. It was also during the 18th century that the land on either side Oxford Street started to be developed and the Rocque map of 1746 shows that buildings had been erected as far west as Marylebone Lane.

A small settlement known as Tyburn developed close to where the Tyburn river crosses Oxford Street which is close to where Bond Street station is now located. *Tiburne* is mentioned in the Domesday Book and a parish church dedicated to St John was built in this area on the north side of Oxford Street, in the vicinity of what is now Stratford Place, by the early 13th century. During the 13th century a conduit was also built near Stratford Place which collected water from the Tyburn and carried it to the city. In the 16th century a banqueting house was built in Stratford Place above the conduit which was used by the city corporation. It was demolished in the second half of the 18th century when Stratford Place was built.

Tyburn was in an isolated area that was vulnerable to the activities of criminals and vandals so the settlement gradually moved northwards and became centred round a manor house that had been built in the 13th century. A new parish church was built close to it in the early 15th century and the earlier church went out of use and gradually became derelict. The new settlement eventually became known as Marylebone while the name Tyburn became associated with the place of executions which took place further to the west near the junction of Bayswater Road and Edgware Road. Executions took place at Tyburn between the 14th

century and 1783 and condemned prisoners were brought there from Newgate prison to be hanged in front of huge crowds. From 1571 people were hanged from permanent gallows known as the Tyburn Tree which consisted of three legs supporting a triangle upon which several people could be executed simultaneously. The location of the Tyburn Tree is marked by a stone on a traffic island at the southern end of Edgware Road at the junction with Bayswater Road/Oxford Street.

Significance

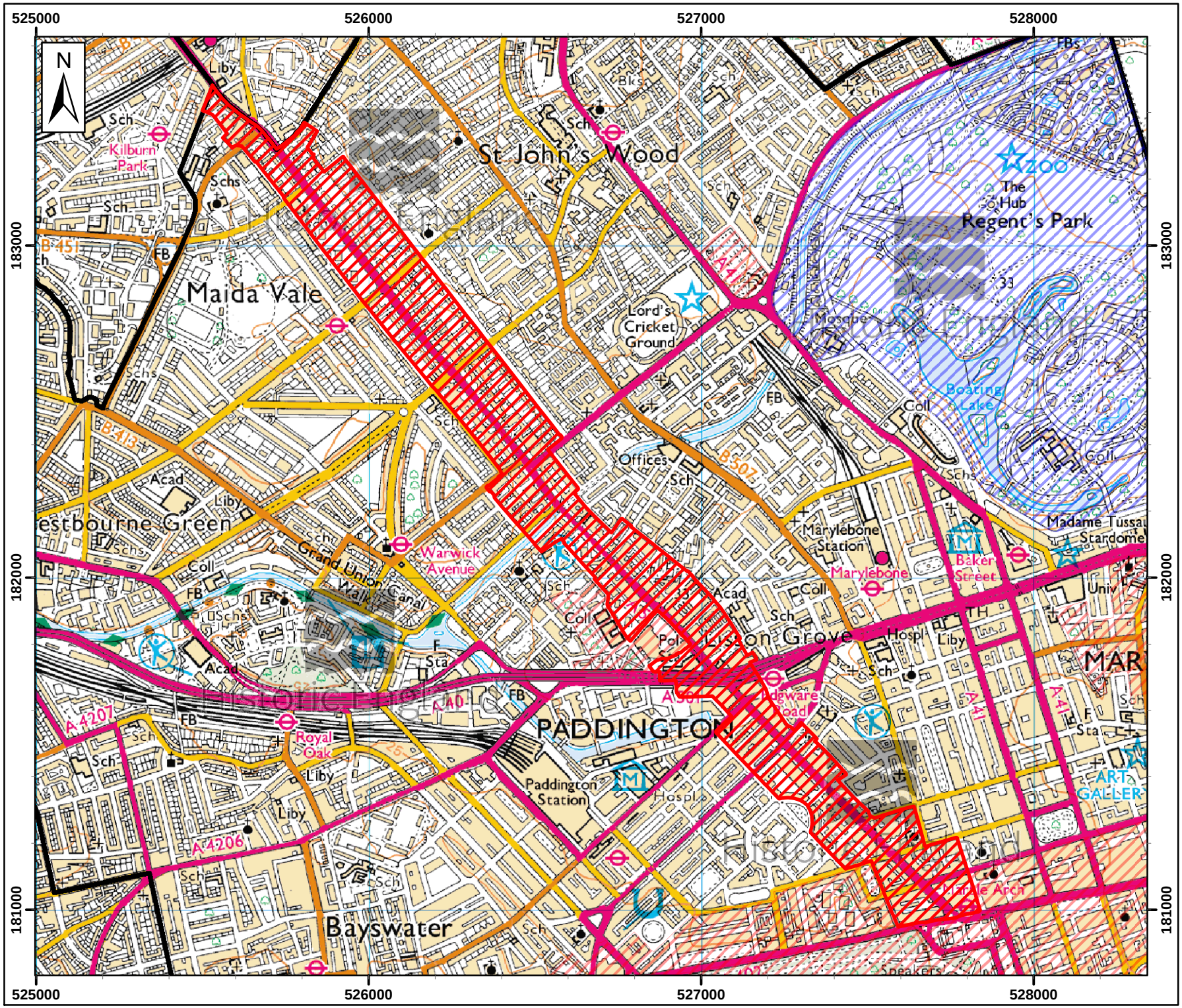
The London to Silchester Roman road was one of the most important routes which radiated from Roman *Londinium*. The importance of the road is demonstrated by the fact it remained in use after the Roman period and is still followed by Oxford Street and Bayswater Road which are both important routes into and out of central London.

Remains of Tyburn's parish church, the conduit and the banqueting house may be present within the vicinity of Bond Street station and Stratford Place although the developments that have taken place since the 18th century would have had an impact on any remains. The gallows at Tyburn would have left little archaeological trace but the history of crime and punishment in London is intrinsically linked to that location.

Key References

Marylebone & Tyburn Past, D. Brandon and A. Brooke, Historical Publications, 2007

Roman Roads in Britain (3rd ed.), I.D. Margary, John Baker, 1973



City of Westminster APA 2.10
Watling Street

Watling Street APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:15,000

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City of Westminster APA 2.10: Watling Street

Summary and Definition

The Archaeological Priority Area follows the route of Edgware Road, which is based on the Roman road Watling Street, between Marble Arch and the borough boundary with Camden and Brent. The APA is classified as Tier 2 because it is a corridor of land centred on a Roman road.

Description

Watling Street was one of the most important roads in Roman Britain and ran from Dover to London and then from London to St Albans and onwards to Wroxeter. The section covered by the APA was where it branches off from the London to Silchester Road near to Marble Arch and headed in a north-westerly direction towards St Albans. The route of the road is still followed by Edgware Road, Maida Vale, Kilburn High Road and several other roads until it reaches the boundary of Greater London. Camden, Brent, Barnet and Harrow all base part of their borough boundaries on the road demonstrating how it has been a prominent feature and has been used as a boundary marker since the Roman period.

A section of the Roman road was uncovered in 1902 when telegraph lines were being laid along Edgware Road between the junction with Bayswater Road and St. Michael's Street. The road was found approximately three feet below the present road surface and consisted of large nodular flints above a layer of compacted gravel. Near the junction with Seymour Street enough of the road was uncovered to show that it was approximately 24 feet wide.

It has been theorised that the road continued south of Bayswater Road along a similar route that Park Lane now follows towards a river crossing near Westminster. No section of such a road has ever been found and it is possible that the route did exist as a trackway but was never paved in the same way as other Roman roads and therefore has not left such a clear archaeological trace.

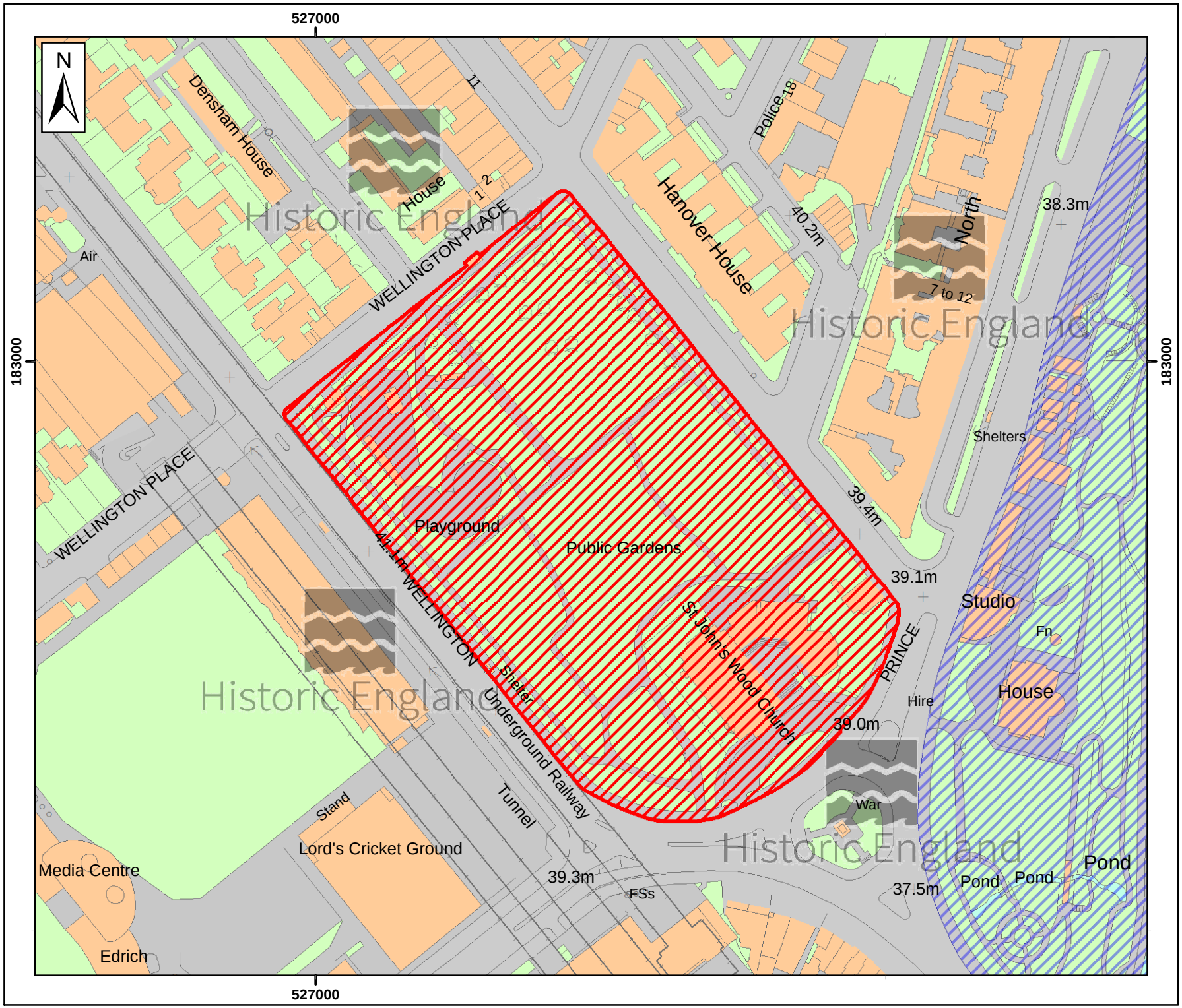
Significance

Watling Street was an important Roman road which linked London with St Albans and beyond. The fact that its route remained in use and is still followed by major roads demonstrates its continued importance thereafter. Minor roadside settlements and other land uses such as cemeteries, market gardens or quarry pits may have developed along the road and while their remains would have been impacted upon by modern developments,

some might survive. Any evidence for the conjectured extension towards a Westminster river crossing would be of special interest as potentially relating to the Roman Conquest itself.

Key References

Roman Roads in Britain (3rd ed.), I. D. Margary, John Baker, 1973



City of Westminster APA 2.11
St John's Wood Chapel Grounds

St John's Wood Chapel Grounds APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:1,750

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City of Westminster APA 2.11: St John's Wood Chapel Grounds

Summary and Definition

The APA covers the post medieval burial ground of St John's Wood Chapel in St John's Wood Road/Park Road. The APA is classified as Tier 2 because it covers a burial ground with post medieval origins.

Description

The burial ground was consecrated in 1814 and was opened after the cemeteries in St Marylebone parish had reached capacity. The same site had previously been used for plague burials. By 1852 approximately 67,000 people had been buried there and it closed in 1855 after another cemetery for the parish was opened in East Finchley. It was made into a public park in 1886 and a number of tombstones still remain. St John's Wood Chapel, also known as the Church of St John the Baptist, was built at the same time the cemetery was consecrated. Since the closure of the burial ground St John's Wood School, a playground and a few buildings in the north-west part of the park have been built.

Significance

Burials which are over 100 years old are potentially of archaeological interest. The interest in burials and burial grounds relate to differences in burial practices, buildings and monuments which typically reflect a variety of social and religious factors and also to the study of human populations including life expectancy, health and disease.

The majority of burial grounds in Westminster are former parish churchyards which stopped being used in the 19th century by which time thousands of inhumations had taken place. There was little space left for new burials in areas such as Westminster so larger cemeteries further from central London such as Highgate, Kensal Green and Brompton were established. While larger cemeteries contain burials from a wide area, cemeteries such as St John's Wood Chapel Grounds contain the population of a particular parish. If the opportunity to study burials within the cemetery ever occurred then they could provide information on the life expectancy, general health and social background of the local community and the diseases that they were suffering from. Possible plague burials in the cemetery could provide information on the background of the victims and information on the plague itself which could benefit modern disease research.

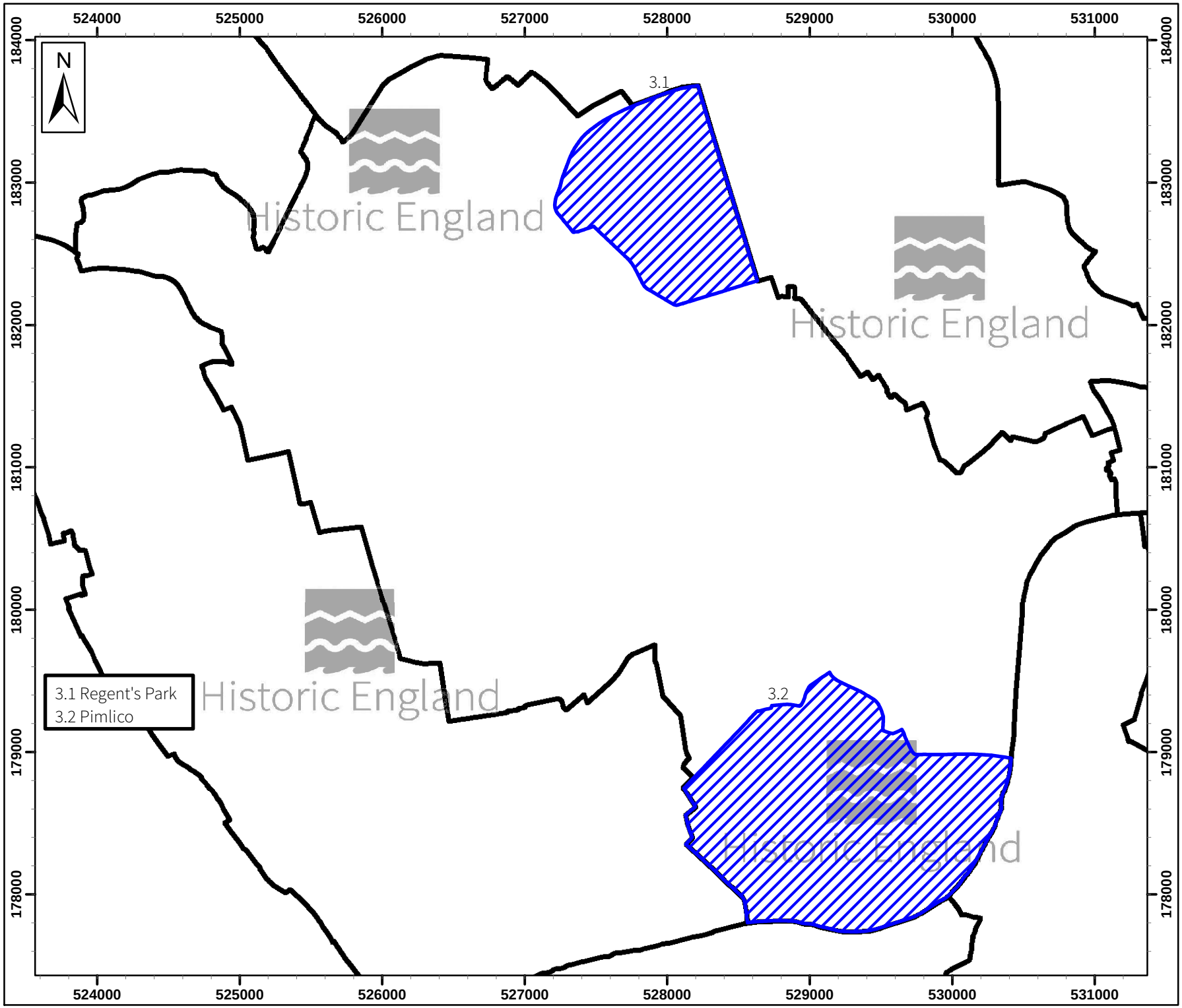
Burial grounds have their own specific legal protections. In accordance with national guidelines, archaeological investigation in post medieval burial grounds would normally only occur when burials more than 100 years old have to be disturbed for other reasons. Such disturbance could be for development or purposes other than routine small scale cemetery operations. The views and feelings of relatives and associated faith communities, when known, would be considered.

Key References

London 3: North West, B. Cherry and N. Pevsner, Penguin Books, 1991

The London Encyclopaedia, B. Weinred and C. Hibbert (eds.), Macmillan, 1984

The London Inventory of Historic Green Spaces; Westminster, London Parks & Gardens Trust, 2003



City of Westminster
Tier 3
Archaeological Priority Areas

Tier 3
Archaeological
Priority Area

Scale (at A4): 1:35,000

Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority area(s) shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.

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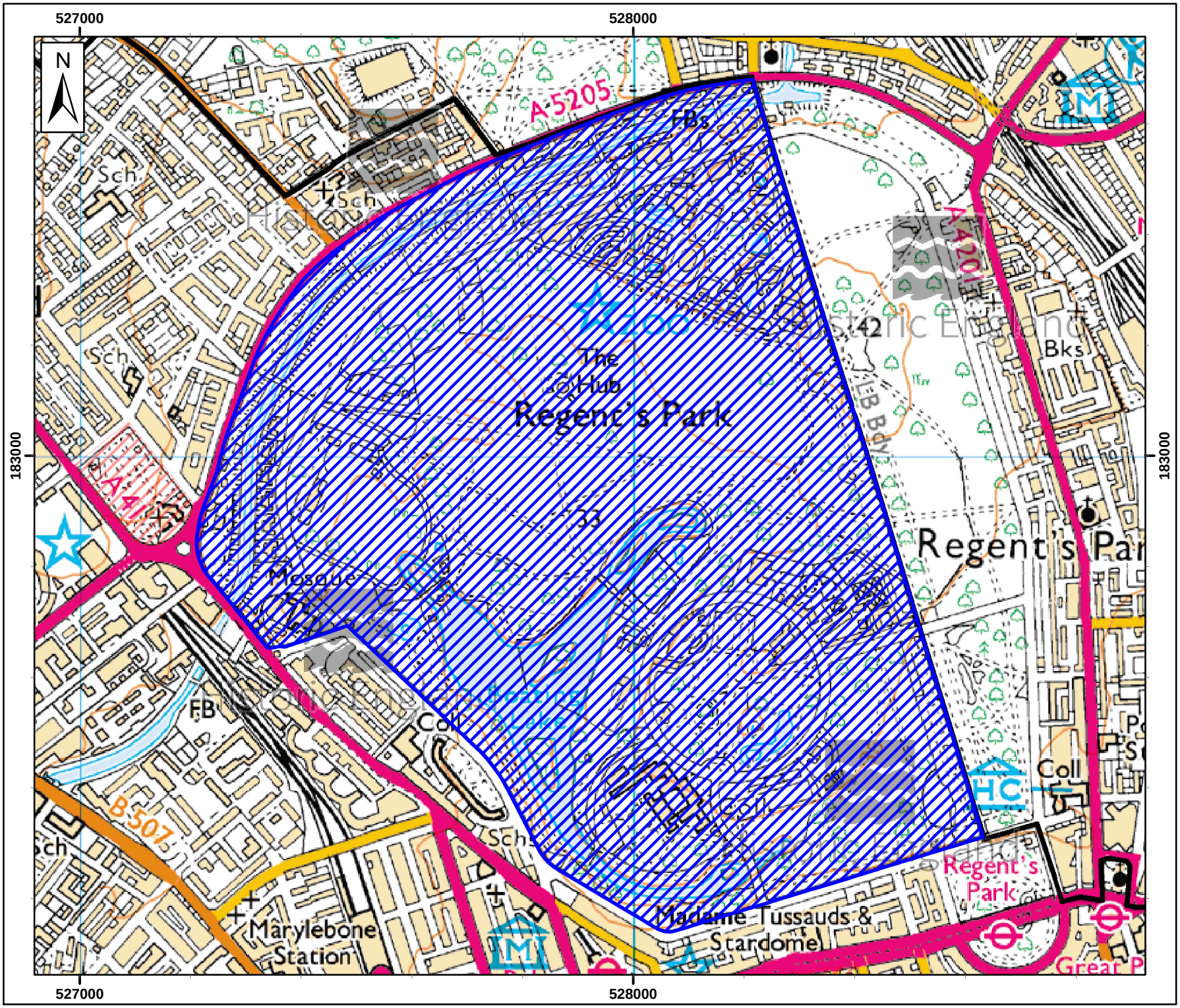
Area descriptions and map extracts for Tier 3 Archaeological Priority Areas



City of Westminster APA 3.1
Regent's Park

Regent's Park APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:9,000

Notes:
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City of Westminster APA 3.1: Regent's Park

Summary and Definition

The APA covers the part of Regent's Park that lies within Westminster and includes London Zoo and the Inner Circle. Regent's Park is a Grade I Registered Park and Garden. The APA is classified as Tier 3 since it represents a large, open and undeveloped area which has potential for heritage assets of archaeological interest.

Description

Prehistoric animal bones, Roman coins and fragments of Roman pottery have been found in the park and a settlement known as Rugmore, which is mentioned in the Domesday Book, is thought to have been located nearby. However, there is little to suggest that the area had ever been extensively settled before the establishment of a hunting park in the 16th century. The hunting park, known as Marylebone Park, was established by Henry VIII to the north of Marylebone village between the 1530s and 1540s. The park was enclosed by an earthen bank and ditch and the Tyburn stream was used to create ponds. The park was broken up and auctioned off to various landowners in the mid-17th century and became farmland.

In the early 19th century the park came back into crown ownership and plans for its redevelopment were put forward. John Nash's plan envisioned numerous villas built within a landscaped private park which would be surrounded by residential terraces. Ultimately, while some elements of Nash's original plan were built, such as the boating lake and some of the roads, only a few villas were completed. The surviving villas include Winfield House, St John's Lodge, Hanover Lodge and Nuffield Lodge. South Villa was built to the south-west of the Inner Circle in 1819/20 but was demolished in 1930 and only its hexagonal lodge survives. Winfield House was built in 1937 on the same site as a villa known as Hertford Villa and later St Dunstan's Villa which was the largest villa in the park when it was built in 1825. Holford House, which was built in the early 1830s and cost £6000, was the most expensive villa to be built and was located in the north-west section of the park. It was badly damaged during the Second World War and demolished in 1948. The Toxophilite Society, which was a private archery club, was located in an area to the south of the Inner Circle on a site that is now tennis courts. It existed between 1832 and 1922 and the butts at the eastern end of the range can still be discerned as a curving one metre high embankment.

London Zoo was opened in 1828 and from the mid 1830s the park as a whole was gradually opened up to the public. In the First World War the park was used as a military camp and drill ground and during the Second World War a number of barrage balloon emplacements, anti-glider trenches and allotments were located within the park.

Significance

The majority of Regent's Park has been open ground for its entire history, used either as farmland or for hunting. If the village referred to as Rugmore in the Domesday Book was located within the APA its precise position has yet to be confirmed and there has been a paucity of significant finds dating from before the post medieval period. Remains relating to demolished 19th century buildings and wartime uses may survive and would be found relatively close to the surface since, in some cases, nothing has been built on top of their remains.

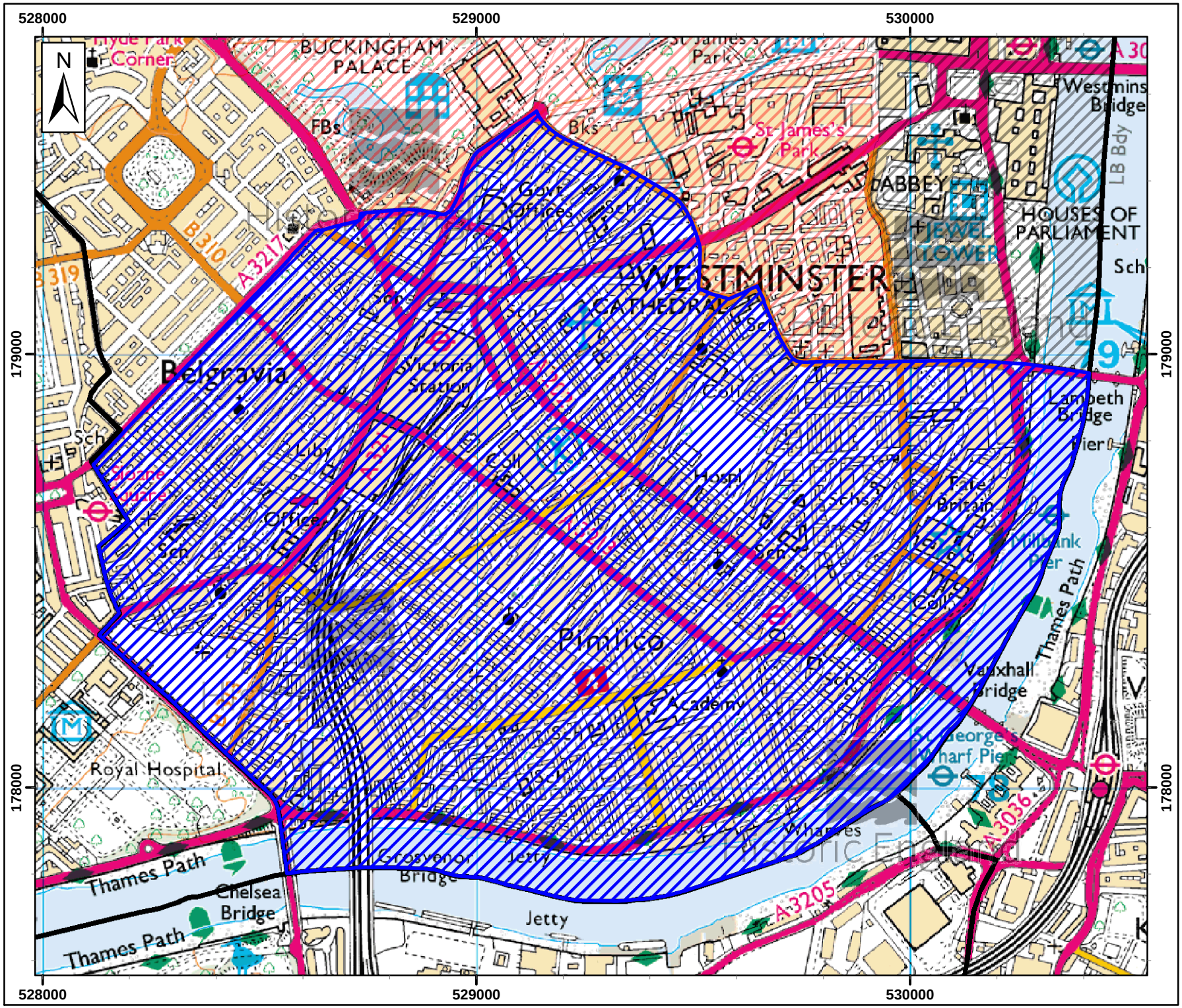
The relatively late origin of Regent's Park means that it lacks the high potential for garden archaeology seen in earlier designed landscapes. Nevertheless, the relatively undeveloped nature of the APA means that the potential for archaeological remains surviving is fairly high especially when compared to nearby areas in such a built up area of central London.

Key References

London 3: North West, B. Cherry and N. Pevsner, Penguin Books, 1991

Regent's Park, from Tudor Hunting Ground to the Present, P. Rabbitts, Amberley Publishing, 2013

Regent's Park and Primrose Hill, London Boroughs of City of Westminster and Camden, An Archaeological Assessment and Field Evaluation, Royal Commission on the Historical Monuments of England, 1994



City of Westminster APA 3.2
Pimlico

Pimlico APA

Tier 1 Archaeological Priority Area

Tier 2 Archaeological Priority Area

Tier 3 Archaeological Priority Area

Scale (at A4): 1:11,500

Notes:
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City of Westminster APA 3.2: Pimlico

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 17th century 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.

Key References

London 6: Westminster, S. Bradley and N. Pevsner, Yale University Press, 2003

Westminster and Pimlico Past, I. Watson, Historical Publications Ltd, 1993

Glossary

Archaeological Priority Area: Generic term used for a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. They are sometimes called other names including Archaeological Priority Zones, Areas of Archaeological Significance/Importance/Interest or Areas of High Archaeological Potential.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them (NPPF definition). There can be an archaeological interest in buildings and landscapes as well as earthworks and buried remains.

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF definition).

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF definition).

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF definition).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted of managed flora (NPPF definition).

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use (NPPF definition). Historic England maintains the Historic Environment Record for Greater London.

Potential: In some places, the nature of the archaeological interest cannot be specified precisely, but it may still be possible to document reasons for anticipating the existence and importance of such evidence. Circumstantial evidence such as geology, topography, landscape history, nearby major monuments and patterns of previous discoveries can be used to predict areas with a higher likelihood that currently unidentified heritage assets of historic and archaeological interest, will be discovered in the future.

Research framework: A suite of documents which describe the current state of knowledge of a topic or geographical area (the 'resource assessment'), identifies major gaps in knowledge and key research questions (the 'agenda') and set out a strategy for addressing them. A resource assessment and agenda for London archaeology has been published and a strategy is in preparation.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF definition).

Sensitivity: The likelihood of typical development impacts causing significant harm to a heritage asset of archaeological interest. Sensitivity is closely allied to significance and potential but also takes account of an asset's vulnerability and fragility.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting (NPPF definition).