

Kens/1031



15 CHEYNE WALK  
London  
SW3

Royal Borough of Kensington and Chelsea

A standing building survey report

June 2004



MUSEUM OF LONDON

Archaeology Service

15 CHEYNE WALK  
London  
SW3

Royal Borough of Kensington and Chelsea

A standing building survey report

site code: CYW04  
National Grid Reference: 527460 177710

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## SUMMARY

The Museum of London Archaeology Service was commissioned by A J Browne, architects, on behalf of the owner, to analyse and record a standing building at 15 Cheyne Walk, London SW3. The building is statutorily listed as being of special architectural or historic interest, grade II\*, and the investigation, commissioned in order to inform and assist proposed refurbishment, took place in April and May 2004.

The building is a terraced town house of brick, documented as constructed in 1717-18 on the site of the Great Garden of Chelsea New Manor House of c 1540. The house comprises four floors and a basement, with the main entrance and a small garden fronting on to a street and the River Thames to the south, and a larger back garden to the north. An original small closet wing at the rear of the house, on the east, rises to the 2nd floor. Many internal fixtures survive intact, including panelling, single panel-width partition walls, doorcases and doors, and window cases and shutters. The principal staircase of the house ran only between the ground and 1st floors, and survives, together with elements of a separate service staircase which originally ran from top to bottom of the house. The original roof may partially survive, in form only: three double-pitched roofs ran side-by-side from the rear towards the front, where they abutted a monopitch roof, which ran parallel to the front of the house hidden from the street behind a parapet. The concern for appearance implied by this arrangement of the roof, the markedly higher ceilings of the ground and 1st floors by comparison with the other floors, and a continuous balcony in front of the full-length windows of the 1st floor, suggest the influence of Palladian principles of architecture on terraced housing in London at a notably early date.

Subsequently, probably in the 1880s or early 1890s, a large wing was added at the rear on the west, rising to the level of the 1st floor, where its flat roof formed a terrace. At probably the same time the service stairs were removed between the ground and 1st floors, and rearranged on the floors above; between the ground floor and basement the stairs were relocated and a food hoist was installed. In about the middle of the 20th century short extensions were made to the closet wing and the roof was rebuilt, perhaps after localised fire damage; the eastern double-pitched roof was replaced by a flat roof and the tops of both front and rear walls of the house were rebuilt. The interior was rearranged to form relatively self-contained accommodation on the 3rd floor and in the basement, and a prefabricated conservatory was erected on the rear west wing, perhaps in the early 1980s.





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# 1 INTRODUCTION

## 1.1 Site background

The building surveyed, at 15 Cheyne Walk, London SW3, is situated on the north side of the street, with a narrow public garden, Chelsea Embankment and the River Thames opposite to the south (Fig 1; Ordnance Survey national grid reference to the approximate centre of the building: 527460 177710, or TQ 2746 7771). The level of the pavement in Cheyne Walk in front of the building is at approximately 5.40m OD. The Museum of London site code, by which the records are indexed and archived, is CYW04.

## 1.2 Planning background

The existing building is statutorily listed as being of special architectural or historic interest, grade II\*, and is situated in two overlapping conservation areas, '19: Cheyne' and '21: Thames', designated by the local planning authority, the Royal Borough of Kensington and Chelsea; the area has also been designated as being of metropolitan importance, with significance for the whole of London. Refurbishment of the building is proposed, which would require planning, listed building and conservation area consents. These consents are unlikely to be granted without suitable prior survey and understanding of the architecture and history of the building, in accordance with applicable central and local government policies, set out in, among other documents, *Planning policy guidance 15: planning and the historic environment* (DoE 1994) and the Royal Borough of Kensington and Chelsea's unitary development plan (adopted 2002).

In addition, the area has been designated by the Royal Borough as an archaeological priority area. Groundworks in the garden may therefore affect buried deposits of archaeological significance, to which similar precautionary policies would apply, as set out in *Planning policy guidance 16: archaeology and planning* (DoE 1990). Four small trial holes in the garden, dug for engineering purposes, have been examined and the subsurface deposits revealed in them interpreted archaeologically (Appendix 5).

## 1.3 Origin and scope of this report

The archaeological work of analysis and recording, and the production of this report, were commissioned from the Museum of London Archaeology Service (MoLAS) by A J Browne, architects, in order to inform and assist preparation of plans for refurbishment of the building, and in anticipation of the requirements of applicable planning, listed building and conservation area consents, mentioned above.

This report has been prepared within the terms of the relevant professional standards specified by the Institute of Field Archaeologists (IFA 2001), the Greater London Archaeological Advisory Service and other bodies (IFA 1998 and 1999; GLAAS 1998), and other professionals (Clark 2001), and corresponds generally to the form of record and reporting at 'Level 3' in the specifications, *Recording historic buildings*, recommended by the Royal Commission on Historical Monuments for England (RCHME 1996).

This report presents the results of an analytical survey carried out on the site for a total of five days in April and May 2004, combined with the results of a small amount of documentary research. The present report is a revision of drafts dated May and June 2004.

## 1.4 Research aims and method of work

The main research aims of the survey reported here were to understand the history of the existing building on the site, and secure an appropriate record of this building in its present state. The record was to be sufficient to inform and assist plans for possible refurbishment of the building, and furthermore, to enable decisions to be made by local planning authorities and English Heritage with regard to the building's refurbishment. The record was not intended to secure 'preservation by record' of the building, except of selected parts of its fabric considered to be of archaeological, architectural or historic interest, which might be removed or altered in the course of refurbishment. The scope of the survey was determined in outline by the author, the MoLAS project manager and the architect, Anthony Browne, in a preliminary site visit.

The building is described briefly in volume 2 of the Survey of London (1909, 50–3), and is mentioned in passing by Cherry and Pevsner (1991, 572). The history of the area is also described in general terms in appraisals of the relevant conservation areas (RBKC 1983a & 1983b), and in a forthcoming volume of the Victoria County History (VCH in prep.). No intensive survey of this particular building is known to have been previously carried out.

In general, therefore, the survey had four main components:

- Investigate the fabric of the building before its refurbishment, with the aim of elucidating its structural history, and record and analyse the evidence for this history using archaeological methods appropriate under the circumstances.
- Make a suitable record of the building in its present condition, mainly by means of photography and scale drawings connected to the Ordnance Survey plan and datum. Architect's plans and elevations were supplied, and these were used as a basis on which to add details and information of specifically archaeological, architectural or historic interest.
- Take account of historical information for the history of the building, as far as this could be made available at the time of the survey. A limited amount of documentary research was to be undertaken for the present report, bearing in mind that such sources could be considered further at a later time.
- Report the results in a suitable form, publish a summary of the results and archive the records suitably.

The level of recording recommended by the applicable specifications, *Recording historic buildings* (RCHME 1996), demands accurate plans, supplemented by sectional elevations through the building to convey three-dimensional information, as well as photographs, drawings of details and documentary evidence, as appropriate. Messrs A J Browne, architects, supplied a series of scale plans, elevations and sections of the building, both in its existing state and showing certain proposed alterations. The architects also supplied a series of digital photographs and a series of drawings of details of panelling, and mouldings on staircases, and door and window cases. (Relevant drawings of panelling, etc, are in Appendix 4.)

All archaeological analysis and recording on site by MoLAS was carried out in accordance with the Museum of London *Archaeological site manual* (1994) and MoLAS *Health and safety policy* (2003). The location of the standing building was determined in outline on a



modern Ordnance Survey plan, and related to OS national grid and datum, using the survey supplied by the architects.

The working drawings made on site were based on the supplied drawings, especially for the accurate location of fabric and features of interest. The supplied drawings were annotated, and further dimensioned sketch drawings made by hand, covering selected details and especially the areas chosen for sectional elevations, in order to illustrate the interpretation of the building's history in the present report (the working drawings made on site are listed in Appendix 2). In addition to the existing architect's plans it was decided to produce a plan of the roof, as far as this was feasible, and three sectional elevations, positioned so as to demonstrate the construction and layout of the building as clearly and economically as possible. No detailed drawings were made of the fixtures and fittings, and the profiles of their mouldings, so as not to duplicate the architect's own records.

Based on the site drawings and the supplied plans, sections and elevations, six plans have been plotted of successive floors from basement to roof level (Figs 4–9), two elevations plotted of the front and rear of the building, largely as supplied (Figs 10 and 11), and three sectional elevations through the building from front to rear (south to north) (Figs 12–14). Details on the plots are resolvable at a scale of 1:100.

A MoLAS professional archaeological photographer took photographs of specific features, to illustrate points made in the present report. Other selected photographs by the architect are also reproduced. (Relevant photographs are listed in Appendix 1.)

Information about the form and structure of the building was noted on the original working drawings, as necessary. In addition archaeological 'contexts' were distinguished in the fabric of the building, described on pro forma recording sheets and cross-referred with the archaeological drawings and photographs. In analysing and recording a standing building such as this a context has been regarded mainly as a convenient archaeological unit of record, rather than as a stratigraphic entity, but the contexts have been interpreted so as to place them, if possible, in relative chronological order. It is important to note that this method of recording is highly analytical, facilitating the understanding and presentation of the development of the building in chronological order. All factual information was selected for record initially, and has been interpreted subsequently, so as to understand the order of construction and use of the building, and of subsequent modifications in construction and use. (Archaeological contexts are listed in Appendix 3.) If the building is opened up for refurbishment works, it may be advantageous to take the opportunity thus presented to examine selected aspects of the building's fabric, previously hidden (this possibility is covered in more detail in Part 5 below).

Appropriate documentary sources for the history of the building and its surroundings have been consulted to a limited extent, in order to obtain relevant maps and plans, and to furnish basic information on the social, economic and cultural context in which the building was constructed and used, and later modified in form and use. Documents relevant to Chelsea, or copies of them, were seen at the local studies section of the Chelsea branch library (referred to as RBKC Chelsea), but the drainage plans and other documents were seen at the Central Library, Kensington. Further research could be undertaken, as outlined in Part 5 below.

Four small trial holes were excavated by contractors at the edges of the garden for engineering purposes, and advantage was taken of this to examine the subsurface deposits thus revealed. The holes may be considered to have been too small and shallow to indicate subsurface archaeology very reliably, but they are described and interpreted

archaeologically in Appendix 5, and the provisional conclusions inform Phase 1 in Part 4, below.

The site records comprise a total of 67 site drawings, 11 supplied plans and elevations, the additional plans and sectional elevations plotted, 19 photographic images in colour negative and 35mm colour transparency formats as well as selected supplied photographs in digital format, and notes on documentary evidence. No objects or samples were collected. The site records will be deposited in due course in the Museum of London archaeological archive under the site code CYW04 (see 5.2 below).

## 1.5 Organisation of this report and conventions used

The existing building is described very briefly in Part 3, in order to familiarise the reader with its present physical form; and this should be read in conjunction with the plans and other illustrations. For ease of reference individual rooms and spaces are identified by letter and number, i.e. basement 'B1' to 'B18', ground floor 'G1' to 'G12', 1st floor '1F1' to '1F6', 2nd floor '2F1' to '2F6', 3rd floor '3F1' to '3F9' and the roof structures 'R1' to 'R4'. (MoLAS was already using this numbering scheme when the architect came up with an alternative scheme, which included windows and doors; the latter scheme is used in Appendix 4.)

The survey found enough evidence to propose a relative chronology for the major developments in the history of the site and development of the standing building, as reflected in its structure and layout; the analytical description of the building in Part 4 follows this chronological order, outlining up to eight successive phases of development. Many minor modifications and additions may have taken place at different times, and as these cannot in most cases be put in definite relative chronological order in relation to each other they may therefore be described as having occurred within one or other of the major phases of development.

All dimensions are given in metres or millimetres, except possibly for certain brick and timber sizes, and heights are given where appropriate in metres above Ordnance Datum (mean sea level), abbreviated 'm OD'. In the text context numbers are in square brackets, thus: [10].

*Table 1: Abbreviations used in this report*

BGS	British Geological Survey
C [on drawings]	cupboard
DoE	Department of the Environment
EH	English Heritage
F [on drawings]	fireplace
GLAAS	Greater London Archaeological Advisory Service
MoLAS	Museum of London Archaeology Service
OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
OS	Ordnance Survey
PFA	pulverised fly ash
PVC	polyvinyl chloride
RBKC	Royal Borough of Kensington and Chelsea [e.g. local studies sections of Chelsea branch library and Central Library, Kensington]
RCHME	Royal Commission on Historical Monuments, England
RSJ	rolled steel joist
TP	test pit or trial hole
WC	water closet

## 2 OUTLINE DESCRIPTION OF THE STANDING BUILDING

The following is a brief outline description of the building as it was at the time of the present survey, in April and May 2004, and should be read in conjunction with the plans (Figs 4–9), elevations and sectional elevations (Figs 10–14), and selected photographs taken at the time of the investigation (Figs 24–45).

The statutory listing descriptions (which are very brief and for identification only) cover both the house and the railings in the front garden, as follows:

‘House. Circa 1718. Four storeys and basement. Four windows. Brown brick. Red segmental arches and dressings to near flush frame windows. Continuous iron balcony at first floor. Wood doorcase with fluted Doric pilasters’ [24 June 1954], grade II\*, has ‘group value’ [with other houses in the street].

Railings, etc, at Nos 15 and 16: ‘18th-century. Giant brick piers with stone bases and cornice caps. Rusticated balls on pedestals. Very fine wrought-iron railings and gate. No 16 with similar piers to the last [i.e. those of No 15]. Very elaborate wrought-iron railings and gates’ [15 April 1969], grade II\*, also has ‘group value’.

The building is a terraced town house of brick, comprising four floors and a basement. The front of the building, facing roughly south towards the street and the River Thames beyond, is set behind a small paved garden, which is separated from the street by fine, high wrought-iron railings and gate. The front of the house is in four bays, each bay marked by a window on every floor, except for entrances on the ground floor and basement (front cover; Fig 24). The ground floor is raised above external ground level and the main ground-floor entrance to the house occupies the second bay from the west, at the top of a short, wide flight of worn limestone steps. These steps carry the entrance over a narrow basement area at the front of the house, and a service entrance is situated at basement level directly under the main entrance. The front of the house is faced with mainly yellow and light brown stock bricks (now discoloured greyish yellow and brown). The window openings, with segmental arched lintels, are dressed with mid red bricks. The front of the house ends to the east in a wide brick pilaster, also quoined with mid red bricks. The walls of the front basement area are painted white, and the area is entered from the front garden by stone steps to the east.

The floors of the house are graduated in height, the ground and 1st floors being about equal in height and much higher than the other floors. An iron-railed stone balcony extends across the front of the house at the level of the 1st floor, up to the pilaster at the east, and is entered by full-length windows in the 1st-floor bays. A plain brick plat band string course runs across the front, including the pilaster, at the level of the 2nd floor, while the pilaster is further decorated higher up with the remains of other, narrower string courses in limestone. The 2nd-floor windows are about half the height of the openings for the 1st-floor windows, while those on the 3rd floor are shorter still. In every window opening the timber cases are fully revealed, at a distance of about 50mm from the face of the surrounding brickwork. Except for the 1st-floor full-length windows, all the openings contain pairs of two-light sash windows.

The roof of the building is not visible from the street, the front ending at the top in a low brick parapet, with a coping of thin concrete slabs.

At the rear of the building the north front of the house is similarly divided into four bays, although the fenestration is less regular, and two separate wings project northwards from this front (Fig 25). A narrow wing, one bay wide, projects from the easternmost bay of this front, up to and including the 2nd floor, while another wing, two bays wide, projects from the western half of the front, with a canted bay at its north end, up to the level of the 1st floor. The former, a 'closet wing', is built of brick which, like the main north front of the house, is rendered with stucco, scored for ashlar and painted white. The latter, 'west rear wing' is in yellow-brown brick, the windows in its canted bay having cut and moulded red brick dressings and chamfered stone lintels. A basement-level area is situated between the two wings, and continues around the north end of the west wing, while the east wing ends in a two-storey extension in unrendered brick, painted white. A flight of concrete steps runs up from west to east from the basement area to the level of the garden further to the north. At basement level in the east wing separate rooms are entered directly from the basement area, and are isolated from the rest of the house. The main rear entrances to the house are in the west wing, one at the south end of the basement area and the other at ground-floor level in the westernmost canted bay; a full-length window in the latter bay is entered from the garden by a short metal bridge over the basement area.

The roof structure of the building is complicated. Above a parapet at the top of the north front of the building, the hipped north ends of two double-pitched roofs are visible, their ridges running to the south, occupying the central third and the western third of the building (Fig 26). To the south, the southern quarter of the building is under another, monopitch roof, running from west to east. The single pitch of this roof slopes down towards the south front of the house; the north, vertical face of this roof directly adjoins the two double-pitched roofs running to the north front. To the east of the two double-pitched roofs, the remaining eastern third of the building, in plan, is under a flat roof. All the pitched roofs are slated, while the flat roof is asphalted. The closet wing has a flat, asphalted roof surrounded by a railed parapet, entered by a full-length window from the 3rd floor of the house. The rear west wing also has a flat roof, on which a conservatory has been erected, which is entered by a full-length window on the 1st floor.

The building contains four sets of chimney flues. Two sets of flues in the east wall serve two fireplaces on every floor, and these flues are combined at roof level to form a single, wide brick chimney stack ranged along the east side of the building, backing against, but separate from, the building next door (No 14 Cheyne Walk). Another set of flues rises from a fireplace on every floor to a separate chimney stack against the west side of the building, near the north-west corner. A single chimney flue from a fireplace on the 2nd floor rises to a third chimney stack at the north-east corner of the building. A set of two flues rises from the west side of the west wing to the fourth stack, at the north-west corner of the house. The western chimney stacks directly adjoin the building next door (No 16 Cheyne Walk).

Internally, a single flight of stairs against the west wall of the house connects the basement and the ground floor. The head of these stairs is under a timber-framed newel well staircase, in the south-west quarter of the house, which ascends from the ground floor to the 1st floor. A separate, narrower well staircase, just to the north, runs from the 1st to the 2nd floor, and continues in two dog-leg flights to the 3rd floor. The position of the internal walls is slightly different on every floor.

### 3 TOPOGRAPHICAL AND HISTORICAL BACKGROUND

#### 3.1 Geology and natural topography

The ground on the site slopes very slightly from north down to south, towards the bank of the River Thames, now about 40m from the front of the building.

The surface natural geology consist of river gravels identified as Kempton Park Gravel (BGS 1998). The name Chelsea is said to be derived from an Old English term for a gravel and shingle bank (VCH).

#### 3.2 Early history of the site

The earliest evidence of a settlement at Chelsea dates from the Saxon and medieval periods, when a small village existed on the left (north) bank of the River Thames, around the area of the present Old Church, on the relatively firm, well-drained ground provided by banks of gravel and shingle. Good archaeological evidence has been found for the existence of this settlement, although not necessarily for its exact extent and character at any particular time (see Appendix 5). Chelsea is first documented in the late 8th century, as the meeting place of several synods of the English church, but until the 16th century it remained a small riverside village, dependent on fishing and agriculture, some 5km (3 miles) upstream of London, then confined to the area of the modern City of London (Curle & Meara 1971, 19).

In 1524 Thomas More, a successful, well-connected scholar, diplomat and soon to be Henry VIII's lord chancellor, moved to Chelsea, acquiring the manor. At that time a rural residence for himself and his family, this was also conveniently within reach by river of London and the king's palaces at Greenwich, Whitehall and Hampton Court. The building usually identified as being on the site of More's house, which came to be known as Beaufort House after a later occupant, may have been on the slightly elevated site of More's library and chapel, crossed by modern Beaufort Street (VCH). The manor's demesne land extended eastwards along the riverbank and included the present site of No 15 Cheyne Walk, although it is uncertain what form the grounds would have taken at that distance from the house; most of the land was farmed. After More's execution in 1535 his estate was appropriated by Henry VIII. Construction of a 'New Manor House' is often attributed to Henry although the building was probably already in existence in 1519 (VCH). Lying to the east of More's house roughly in the area now occupied by Nos 19-26 Cheyne Walk (Survey of London 1909, 65-74), it was occupied at various times by Henry's ex-queens and his daughter, Elizabeth. The house faced east on to a large, formal garden beside the river, called the Great Garden, the area of which clearly included the present site. Few, if any, later topographical changes occurred in this area until the end of the 17th and the beginning of the 18th centuries, and the best evidence for the extent and position of the Great Garden is conveyed by plans drawn initially in 1664 and c 1706 (Fig 15).

The New Manor House and its estate were bought by Charles Cheyne in 1655, on his marriage to Jane Cavendish, the daughter of the wealthy Duke of Newcastle. The street is said to have been named after Lady Cheyne, who died young (Gaunt 1975, 24). By the time her husband died, in 1698, the New Manor House, then called Cheyne House, and doubtless also the Great Garden, were in decay. An extension to the house, constructed to the south-west, was sold off in 1664 to the bishops of Winchester (replacing their medieval

palace in Southwark, lost during the Commonwealth). Further to the west, near the parish church, the oldest part of Cheyne Walk (formerly Prospect Row) was already built up. The first modern published map of Chelsea, by James Hamilton and dated 1664, survives in an engraved copy published in 1810, stating that it had been corrected to 1717 (Curle & Mearns 1971, 11). This shows, at a small scale and somewhat schematically, the Great Garden as a large rectangle subdivided into four quarters, immediately to the east of, and axial to, Cheyne House.

Two less well-known plans, containing much more revealing detail, are those of c 1706 (Fig 15) and 1717 (Fig 16), which straddle the period when the house on the present site was constructed. The earlier plan, showing the Great Garden shortly before the present house was built, is described below (4.1, Phase 1). The later plan, which dates from the year in which the house is documented as having been built, shows the Great Garden replaced by several much smaller garden plots and by terraces of buildings, one of which is the present building (4.2, Phase 2).

In 1712 the Cheyne estate was bought by Sir Hans Sloane, physician, scholar and collector, and in 1717 Sloane let out the Great Garden and other land to the east, including the present site, for speculative building. He was a patron of botany, however, for in 1722 he conveyed the virtual freehold of a large parcel of land further to the east, along the river, to the Apothecaries Company for their Physic Garden (still in existence). He bought back Beaufort House, which was then derelict, and had it demolished in 1740 to use the land for house-building. Shortly afterwards he moved himself and his collection of books, manuscripts, pictures, coins, antiquities and natural curiosities into Cheyne House. Sloane bequeathed his collection and the house to the nation, but on his death in 1753 parliament decided to move the collection to Montagu House, Bloomsbury, where it forms the nucleus of the British Museum. After the estate had been divided between Sloane's two daughters, both of whom were married and living elsewhere, in 1755 Cheyne House was demolished. The estate in Chelsea, including the land on which the present building stands, was eventually concentrated in the hands of one of these families, that of Lord Cadogan of Oakley (Pearman 1986, 73–4). Later 18th-century plans are not as detailed as the earlier plans. That of 1746 by Rocque (Fig 17) is schematic and shows little detail by comparison with Horwood's plan of 1794–5 (Fig 18). The latter shows that the rear wing to the east existed then, conforming to the expected type of a closet wing, and as such it probably existed from the first.

### **3.3 Development, function and occupants of the buildings**

The Survey of London identifies the builder of the house as Joseph Huddleston (1909, 50), and dates construction of the first of these 18th-century houses in the street to about 1717–18. The terraced houses fronted on to an existing thoroughfare (now Cheyne Walk), which at the time ran directly along the riverbank (Figs 16–19). According to the evidence of maps, pictures and descriptions, a river wall and trees stood on the opposite side of the street, beyond which the river bank was high and steep. Timber stairs, accessible at all states of the tide, ran down the bank to the muddy foreshore (Beaver 1892, 202), and a small inlet to the east formed a public draw dock. This riverside street had always been the centre of Chelsea, and also served as one of the main routes in and out of London. According to a map of 1761 (RBKC Chelsea) the road between Westminster and the horseferry at Chelsea, which included Cheyne Walk, was maintained as a turnpike, for the use of which tolls were charged. The horseferry by the Old Church was supplanted by a bridge in 1771, which greatly stimulated road traffic and Chelsea's economy. Only after the King's Road was opened to public use in 1830, and the importance of the river to travel and

transport of goods diminished, did the commercial and social centre of local life move inland (Gaunt 1975, 146). The opening of Chelsea Embankment in 1874, constructed by encroachment into the river, had the effect of turning Cheyne Walk into a quiet side-road. The 18th-century bridge, originally of timber, was demolished in 1881 and replaced by modern Battersea Bridge, opened 1890 (Weinreb & Hibbert 1983, 44).

Huddleston, the builder identified by the Survey of London, is not mentioned in Colvin's *Biographical dictionary of British architects, 1660–1830* (1995), and must be presumed to have been much more of a builder than a designer, although, as discussed below (4.2), the architecture of the building was notably innovative in many respects. At this time only a handful of prominent individuals described themselves as 'architect', architecture being more a subject of scholarly or aristocratic interest than a profession; instead the great bulk of architectural design as well as construction was in the hands of 'master builders', who might if necessary use pattern-books (Colvin 1995, 21–8). Perhaps Huddleston was given the design, if he did not borrow it from elsewhere.

The house at 15 Cheyne Walk was one of the first to be built in this development. Like other housing developments in and around London between the 17th and 19th centuries, the landowner, in this case Sir Hans Sloane, let plots of land for a relatively long term of years at a fairly low ground rent in the first place to one or more entrepreneurs, who were usually the actual builders. The builders were typically responsible for constructing the houses and, if they wished, selling on the leases, thus carrying all the commercial risk of the development (Summerson 1988).

The first tenant of No 15, recorded in 1719, was Captain John Balchin (or Balchen), who lived there until his death in 1744, by which time he had made admiral and been knighted ([www.balchin-family.org.uk](http://www.balchin-family.org.uk), 8 April 2004). He sublet the house for two short periods in 1724 and 1725–8 to other naval captains, doubtless while he was at sea himself. Interestingly Sir John is listed among the donors of the many curiosities exhibited at a tavern known as 'Don Saltero's Coffee House', formerly at No 18 Cheyne Walk. Founded by James Salter in 1718, closed in 1867, Don Saltero's was favoured by local 'men of literature and science' (Survey of London 1909, 61–3). After Sir John Balchin No 15 was occupied by Commodore Temple-West, who had married Sir John's daughter; they stayed until 1755. From 1757 to 1760 it was the residence of the Russian ambassador. Little is known otherwise of the early occupants of the house, of whom six are listed between 1761 and 1792 (*ibid.*, 52), although possibly rate books and directories may survive with this information. If Summerson is right to characterise 18th-century Chelsea as a 'shabby genteel suburb' of London (1988, fig 1), its best houses would undoubtedly have been among these on the riverfront.

The Chelsea Improvement Act 1845 entailed road widening at the east end of Cheyne Walk, among other things, but did not affect this house. Page's and Pennethorne's map (c 1850), showing 'a proposed royal park at Battersea and a proposed line of public roadway along the north bank of the river', indicates that the embankment of the River Thames was long planned. The eventual construction of the embankment in 1871–4, which included a main sewer under the new road, did not affect this house directly.

By contrast with most of the other houses in Cheyne Walk, very few changes appear to have been made to the house in either its external appearance or its internal layout and fittings, at least until the end of the 19th century. This suggests that few occupants were affluent or interested enough to make such alterations. Perhaps none of them was very remarkable or famous. Nevertheless No 15 did acquire for a time the name, 'Carlton House', for reasons at present unexplained. Long lets would also have reduced the chances

of radical alterations, which tend to be made at the beginning of someone's occupancy of a building. From 1811 to 1867 (Fig 19) the house was occupied by Henry Ryall, a distinguished engraver, described as 'engraver to Her Majesty [Queen Victoria]'. This sounds like a highly respectable, though in itself not necessarily a very remunerative, appointment.

From 1869 the house was lived in by Henry Lawson and his family. His three sons, who grew up in the house, were all artists, one of whom, Cecil Lawson (1851–1882), became a painter of some repute. After his early death, his ability and character were celebrated by Edmund Gosse (1883). Cecil Lawson is little known today, but some of his most recognisable paintings were views of the River Thames and the riverside, seen from the home where he was to spend all his life. His first work to be accepted for exhibition at the Royal Academy, for instance, was a view of Cheyne Walk painted in 1870 from an upper window in the house (Survey of London 1909, 52). A later picture, 'The Thames and Battersea from Cheyne Walk', reproduced in an exhibition catalogue of 1984 (Bryan, No 54), deliberately omits the recently-constructed Embankment, although at the time it was painted, 1877, the road had been in existence for several years. At the risk of oversimplification, this suggests that, although Lawson's technique was advanced enough to be described as impressionist, his attitudes and interests were elegiac and parochial.

The later named occupants numbered only three, over a period of nearly 120 years, which will have reduced the chances of radical alteration to the fabric of the building. From about 1883 the Lawsons were succeeded by the Rt. Hon. Leonard Courtney PC, later made Lord Courtney of Penwith (1832–1918). He evidently had the means and desire to make the biggest changes to the house internally (4.4, Phase 4; Figs 20–22). The rear west wing was constructed by 1893, the date of the revised Ordnance Survey map that shows it (Fig 20). Drainage plans dated 1895 suggest that further alterations were made subsequently (Fig 21). The front railings were also restored by 1909, incorporating Courtney's monogram and the heraldic device of a dolphin in the overthrow (Survey of London 1909, 50, plate 65). Courtney, a Cornishman, was a barrister and Liberal MP who had minor government positions in the 1880s but resigned on the issue of proportional representation, which he strongly advocated. He married Catherine Potter, whose younger sister Beatrice married the social scientist and reformer, Sydney Webb. When a local historian, Reginald Blunt, produced a memoir in 1914 entitled *In Cheyne Walk and thereabout* (his was the original title, subsequently picked up by others, such as the 1984 exhibition catalogue), it was to Lord Courtney that he ostentatiously dedicated the book. According to Kelly's directory, after Courtney died his widow lived on in the house until her death in 1929.

From 1931 to 1951 Kelly's names the occupant simply as Mrs Ormond. Possibly this was Mrs Francis Ormond (1870–1955), *née* Violet Sargent, younger sister of the fashionable portrait painter John Singer Sargent. She acquired many of her brother's paintings after his death in 1925, which may therefore have been hung in the house. Between 1951 and 1957 no occupant is named in Kelly's, suggesting that, if the building was occupied then, which would seem likely, it was probably occupied on very short-term leases; possibly the building was divided into two or three relatively self-contained apartments for this purpose. Notable structural alterations can certainly be dated to 1951 (Fig 23), and the owner (or head lessee) identified in the relevant drainage plans was a Mme du Plessis, of George Street W1. From 1958 Lt.-Col. James Allason and his family are named as living in the house; his widow, Mrs Nouala Allason, left the house in about 2001.



## 4 DEVELOPMENT OF THE BUILDING

### 4.1 Phase 1: The Great Garden of Chelsea New Manor House (c 1540)

#### *Archaeological evidence*

A deposit of firm, relatively homogeneous silty sand, [70] and [79], underlay relatively disturbed garden soil at roughly the same level on both sides of the garden, to the north of the house. This deposit was at the same level as, or slightly higher than, modern ground level in the street to the south, and is interpreted as probably a natural soil horizon that has been reworked, probably as a result of cultivation or horticulture.

*Table 2: Contexts assigned to Phase 1*

Context	Location	Summary	Sheets	Phase
70	TP1	Firm mid buff-brown silty sand, at c 5.7m OD	55	1
79	TP4	Firm mid buff-grey silty sand, at c 5.4m OD	56A	1

#### *Documentary evidence and discussion*

By contrast with the physical evidence for the Great Garden, which is merely suggestive, the documentary evidence is very clear. The plan of c 1706 (Fig 15) exists in the form of a tracing, probably made in the 19th century, with place-names and notes written in a very cursive hand. A note reads, 'Traced from an Old Map belonging to Mr Perry of Danvers St. The supposed date 1706 and was made with reference to a suit between Lord Cheyne [i.e. the second lord Cheyne] and the Countess of Beaufort the question being the conduit of water supply from Kensington.' The plan extends from Beaufort House in the west to the eastern edge of the Great Garden in the east, and from the 'The Queen's Private Road to London' (i.e. the King's Road, laid out in the late 17th century) in the north to 'the River of Thames' in the south. As the purpose of the plan was apparently to illustrate a legal dispute about water supply, and pipes and drains are indeed marked prominently in blue, the plan may be presumed to have been surveyed accurately and drawn with care. The tracing also seems to have been drawn faithfully, as is suggested by a comparison of Beaufort House and its surroundings on the traced plan with a nearly contemporary perspective view by Kip and Knyff, this house having been rebuilt in the late 17th century. The plan is at a relatively large scale, with a great deal of interesting detail. 'Lord Cheyne's House', formerly the New Manor House, is shown as being ranged four-square around a central courtyard, with water supplied to the courtyard and all its ranges except the main range, that to the east. The central porch in the east front was aligned to the main west-east axis of the Great Garden, further to the east.

The Great Garden was both surrounded and quartered by walks, each as broad as the porch in the east front of Cheyne House. In the centre the walks encircled a round basin or pond, which was supplied by a pipe, presumably underground, running across the north-west quadrant of the garden. This central basin contained a large fountain, which was among the waterworks engineered by Henry Winstanley (builder of the first Eddystone Lighthouse) and admired, in 1696, by John Evelyn (VCH). The garden was enclosed by a wall with,

according to the drawing, a gate in its south-eastern corner, facing the southern end of the adjacent north-south road (on the line of modern Flood Street, formerly Queen Street). This traced plan does not show trees, unlike Hamilton's 1664-1717 map of Chelsea. From the latter it is clear that the southern edge of the Great Garden was marked by a prominent line of trees, parallel to another, longer line of trees along the edge of the riverbank. In the 19th century the latter trees were described as giant elms, and the river wall itself was of brick (Gaunt 1975, 143). Hamilton's map shows a single tree in the centre of the Great Garden, instead of a basin; presumably at some time between 1696 and 1717 the fountain was dismantled and the basin no longer supplied with water.

Neither the 1706 plan nor the 1664-1717 map indicates contours, but the local topography was then probably much as it is now, with a very slight, steady fall from north to south towards the river, probably just enough to allow water to flow by gravity from the King's Road to the Great Garden.

The site of 15 Cheyne Walk appears to have been in the south-west quarter of the Great Garden. The plans do not show how the interior of these quarters was planted.

## 4.2 Phase 2: Construction of 15 Cheyne Walk (c 1717)

### *Archaeological evidence*

The surviving major elements of the original fabric of the building included the majority of the brick front and rear walls, facing south and north respectively, the brick party walls to either side, horizontal structural timbers in at least the upper floors (and probably in all the floors, although inaccessible), and certain vertical structural timbers, notably in the north-west quarter of the building. These and other contexts interpreted as belonging to Phase 2 in the development of the site (Table 3) are not necessarily the only original features of the building still surviving.

*Table 3: Contexts assigned to Phase 2*

Context	Location	Summary	Sheets	Phase
1	Exterior	Brick S wall of bldg	2, 3, 4, 6, 13, 14, 15, 16, 27, 37, 40, 41, 43	2
3	Exterior	Brick W party wall of bldg	4, 5, 16, 17A, 19, 25, 35, 37, 42	2
4	Exterior	Brick N wall of bldg	8, 9, 10, 12A, 26, 27, 35, 38, 39, 47	2
5	Exterior	Brick E party wall of bldg	2, 11, 12, 23, 24, 27, 29A, 30, 31, 39, 40, 43, 45	2
6	G1-1F1	Timber staircase	16, 18	2
8	2F1-3F1	Timber staircase	33, 34, 36	2
9	G3	Timber stair string (isolated)	20	2
10	G1	Timber panelling under staircase [6]	16, 18	2
11	B13, B16	Brick wall W-E	7	2
12	B13, B16	Doorway in [11]		2?
20	B6, B7	Doorway in [4]	7, 8	2
23		Brick SE chimney breast		2
24		Brick NE chimney breast		2
25		Brick NW chimney breast		2
27		Brick chimney & stack to N of [24]		2
28	B9, B10	Brick rear E wing & B-level vaults		2
31	B8	Brick wall S-N	22	2?
33	B2, B3	Brick vaulted cellars & coal holes	3	2
34	G5, 1F2, 2F1, 3F1	Timber posts (one above another?)		2
35	R2, R3	Timber beam S-N	46, 44	2
36	R3, R4	Timber beam S-N	44, 45	2
37	R1-R4	Timber girder W-E	37, 44, 45	2
38	R2	Timber roof truss	44, 46	2?

39	R3	Timber roof truss	44, 45	2?
40	R1	Timber lapped boards W-E, W of [38]	44, 46	2?
42	R1	Timber strut E of [39], implying another truss to E	44, 45	2?
49	2F1	Timber panelling, N wall (S face of [25])	28, 29	2
52	2F1	Timber panelling & door frames on E walls	29	2?
57	1F6	Cornice round N ceiling	27	2?
66	R1	Lath & plaster faced to S over 3F3; other traces of laths & paint on rafters to S	44	2?
67	G3	Timber in W wall behind cupboard	20	2

### *Documentary evidence and discussion*

Construction of the building is well documented and can be dated to 1717 or 1718, soon after the land belonging to the New Manor House, and previously forming a garden, was let for building (Survey of London 1909, 50–3). There is no documentary evidence, as far as is known, for the exact size and internal layout of this building, but such detailed evidence would be most unusual. These aspects of the original building may, however, be reconstructed on archaeological grounds, and by comparison with buildings of similar type and date. Among the latter a terraced house at No 4 Cheyne Walk is very informative, being internally the best preserved of the other houses in the same street, and the Survey of London makes this comparison explicitly.

The basic elements of this kind of terraced house were well established in London by the beginning of the 18th century (Summerson 1988). In plan this type of building is based on a simple rectangle, containing on each floor at least two rooms, one to the front and the other to the rear, with a staircase to one side of these rooms. At the opposite side of these rooms, backing on to the party wall with the adjacent house, are chimney flues serving fireplaces. Normally each room of any importance has a single fireplace, the fires in which provided a certain amount of light as well as warmth, and could be used in any of the rooms to heat food and water (Cruickshank & Burton 1990, 51–60, 63–6). A basement, or to be more exact a half-basement, opens on to basement areas situated directly in front of the house and to the rear, which give the basement rooms light, air and external access (Fig 24). The basement usually contained a kitchen and other service quarters, such as a pantry for storing food, and scullery and laundry for washing crockery, other utensils and clothes, although these functions did not necessarily have their own, dedicated rooms. The basement had external service entrances to both front and rear. The main entrance to the front of the house was on the ground floor, concealing the service entrance below. Often the ground floor was slightly raised above external ground level to reduce the amount of excavation required for the basement, incidentally elevating the main entrance and making the street front of the house appear more impressive.

A small wing usually projected from the rear of the house, at one side, containing a small room on each floor (Fig 25). These rooms, called 'closets' or 'powder rooms', may or may not have been served by fireplaces; they could have functioned as small dressing rooms, private spaces, smoking rooms, store rooms and the like.

Socially speaking, the most important rooms in the house, those to which guests would be invited, were on the ground and 1st floors. The rooms on these floors have by far the

highest ceilings and would have been relatively well decorated and furnished, and these floors would have been connected by an equally well decorated staircase. Guests would not normally be expected to go to rooms above the 1st floor. Those on the 2nd floor functioned as bedrooms, dressing rooms or sitting rooms, while the rooms on the uppermost floor would have contained the servants' sleeping quarters, and if necessary a children's nursery. The decoration of the rooms reflected their intended status: the grandest would be on the 1st floor, with the most elaborate panelling, cornices, and door and window cases; the ground floor would have slightly less ornament; the 2nd floor would be relatively plain, while the uppermost and lowest floors, containing only services, would be undecorated.

It should be noted that, when constructed, no rooms were set aside or specially equipped for personal washing or as a WC. Servants carried water to wherever it was required, and removed waste water and chamber pots. Water supply varied: water may have been carried by hand from elsewhere in the neighbourhood, or been drawn from a well in the basement or the rear basement area, or in some cases been piped from outside into a small cistern in the basement, from which it would have been drawn off as needed (Cruickshank & Burton 1990, 85–96). Chelsea Water Company was established in 1723, drawing its water from the spot where the Westbourne flows into the Thames, just below modern Chelsea Bridge. The water was distributed by pipe throughout the then western area of London, including Chelsea (Denny 1996). It was hardly pure, however, and it was not until the end of the 19th century that water was constantly available, under pressure, rather than being supplied merely intermittently (VCH). Waste water would have been poured on to the garden, or perhaps in this case into the river, and the contents of chamber pots emptied into a cesspit, probably situated in a corner of the garden, possibly near the closet wing. The cesspit itself would be emptied periodically. Connections to sewers laid under roads were possible only after the mid 19th century (ibid).

#### *Reconstruction of the original structure and internal layout of the house*

The archaeological evidence indicates that the internal structure of the house is based, in plan, on a division of the building into two halves, to the front and the rear (Figs 46–51). This can be seen in the basement, where the division is marked by an internal brick wall [11], and on every floor above, where a substantial post, [34], stands on the same line. The position in plan of the latter series of posts, one above the other, also marks another structural subdivision of the building, this time into thirds, to the west, centre and east. This is clearest in the roof, which seems originally to have been formed by three double-pitched roofs running side by side from the rear of the building towards the front (see below).

The regular fenestration in four bays divides the front and rear elevations of each floor into four vertical quarters. This affects the disposition of rooms, so that each room has at least one window, but is otherwise fairly superficial, mainly for external effect. This subdivision of the building façade into quarters coincides with the more important structural division into thirds at the outer edges of the central pair of windows, a conjunction which is sometimes slightly awkward in plan, as seen, for example, in plans of the front half of the basement (Fig 4) and the 2nd floor (Fig 7).

The main south front of the house includes a pilaster at its east edge, as do most of the houses in the terrace (front cover). Thus the opposite, west edge of No 15 Cheyne Walk is marked by a pilaster belonging to the adjoining house, No 16. A pilaster in this position serves to provide more space in the main south front of the house, without affecting its fenestration, to cover the width of the chimney flues and party wall; it also has the architectural effect of dividing one house from another, so that any differences in

fenestration, floor levels and finishes are less obviously in conflict. In this regard it should be noted that the house seems to be responsible for the garden walls to the east, both in the front and rear gardens, in line with the east party wall.

Two sets of chimney flues, [23] and [24], run up the east party wall of the house from fireplaces serving the main rooms to front and rear on each floor. They combine behind shallow arches in the east wall on the 3rd floor in a single wide, narrow stack ranged from north to south, with apparently ten openings. Another set of chimney flues, [25], runs up the northern half of the west wall of the house, opposite [24]. These flues serve fireplaces in the west wall of rooms on each floor in the north-west quarter of the house, and culminate in a large stack ranged from north to south, projecting from the western pitch of roof R2. This stack has been sealed up, and contains no openings to be counted.

The existing wing projecting from the rear of the house at its east side, [28], is interpreted as largely an original closet wing, built with load-bearing brick walls at least as thick as the main north and south walls of the house, [1] and [4] respectively. This wing is the width of a single window bay, together with the extra width at the east edge of the building afforded by the pilaster on the south front. The wing contains two brick vaulted rooms at basement level, B9 and B10 (Fig 4), and on three subsequent floors a single room covering the same area, G8, 1F7 and 2F6. The simple barrel vault runs from north to south, the vault dying into the walls to west and east, and originally B9 and B10 were probably a single room.

There is no evidence that this closet wing, [28], ever continued any higher than the 2nd floor; presumably its original roof was hipped to the north, and abutted the north wall of the house on the 3rd floor. An existing narrow chimney stack at the north-east corner of the main structure of the house contains a single flue running up from a former fireplace in the south-east corner of 2F6. This may have been the original arrangement, in which case the rooms on other floors in the closet wing would have remained unheated. The 2nd floor contained the principal bedrooms of the house, and it would have been appropriate for a room in the closet wing on this particular floor to have been heated, if any were; it may itself have functioned as a small bedroom, on occasion.

Comparison with No 4 Cheyne Walk suggests the possibility that there could have been another closet wing, as there is in that house, projecting to the rear at the west side of the building. There is no definite evidence for this, however, and some evidence against it. A doorway, probably original, formerly existed at basement level in the main north wall of the house between B14 and B9, [22], to give access to the closet wing. By contrast, at the equivalent position in the north wall of B4 to the west it is clear that there was formerly a splayed window, later enlarged down to the ground to form a doorway, [47]. Such a window would rule out a wing projecting there.

The original service entrance at the rear of the basement was probably represented by a well-formed doorway, [20], in the main north wall of the house, [4]. This would have given on to a small yard at basement level, slightly below the level of the garden further to the north. The yard was probably relatively narrow, as shown on later plans (Fig 19), reflecting the size of the basement area in the front of the house; it may have had access to B9 in the closet wing to its east, and possibly the garden. The garden was probably entered from a ground-floor door in the north wall, in the second bay from the west (now between G5 and G6), by a bridge over the rear yard. There may have been another entrance to the garden from the closet wing, though the existing low doorway between G8 and G9, the lintel of which slopes markedly downwards. Possibly this doorway led down steps to a cesspit, cesspits often being sited near the closet wing.

The original level of the garden was unclear, although it was presumably at a higher level than the rear basement yard (3.86m OD), and would probably have been at a level between that of the existing front garden (about 5.40m OD) and the existing rear garden (6.40m OD, about the level of the ground floor). In the north-west corner of the existing basement area, B8, a short length of brick wall, [31], with a coping of stone or tiles, heavily whitewashed, was exposed, running from south to north on the line of the west party wall of the house (Fig 27). If this wall, which clearly predated the existing retaining wall of the garden at the north end of B8, had been a straight garden wall between Nos 15 and 16 Cheyne Walk, its height would imply that the ground in both gardens was at a very low level. Alternatively the basement yard of No 15, on the east side of this wall, may formerly have run further to the north than it does now, at least along the west edge of the garden (see also Appendix 5).

### *Staircases*

The evidence of the original staircases surviving in No 4 Cheyne Walk (shown in plan in the Survey of London 1909, 38) suggests that a similar arrangement may have obtained at No 15. At No 4, as in many of the houses in the street, including No 16, there are (or were originally) two staircases. The principal staircase, which was relatively wide and well decorated, rose from the ground floor near the main entrance to the 1st floor, connecting the main floors open to important guests. In addition a second staircase (or staircases) ran down to the basement and up to the top of the house. Although the latter stairs would, for instance, have been used by members of the household to go up to their own bedrooms and dressing rooms, they were not generally intended to be used by important guests and may have been largely concealed from them. Certainly service stairs descending to the basement would have been hidden; at No 16, an original secondary staircase is constructed of stone and wrought iron, an unusual combination of materials for such a staircase, in an extremely elegant form, but this rises from the ground floor in view of the main staircase (the latter no longer original), and a separate, service stair going down to the basement was concealed (Survey of London 1909, 54, plate 76; Cherry & Pevsner 1991, 571–2).

Archaeological evidence suggests that originally a secondary staircase ran continuously between the basement and the 3rd floor at No 15, and therefore would have duplicated, between the ground and 1st floors, the surviving principal staircase which, originally as now, connected only those two floors. The principal stairs are formed by a timber-framed, newel well staircase, [6], and occupy about 11% of the area of the ground and 1st floors (Fig 28). The adjacent service stairs were probably a timber-framed dog-leg staircase between each floor, represented by the surviving uppermost flights, [8], between the 2nd and 3rd floors. If the service stairs were this width throughout, originally, they would have occupied some 6% of the area of each floor. Presumably it was thought reasonable to have a secondary staircase between the ground and 1st floors, as well as the principal stairs, for a total area on those two floors of 17% to be given over to stairs.

The evidence for the original arrangement of the service staircase is as follows:

(1) Direct evidence is provided by a short length of stair string, [9], which survives above the centre of G3, although it corresponds to no existing staircase (Fig 29; Drawing 20). If it was part of a staircase still *in situ*, this string would have formed the south side of the upper flight of a dog-leg staircase. Projected downwards the string would have been at the level of a large timber beam, [67], embedded in the brick west wall of the house, with sufficient space between them to have formed a landing. The lower flight of the stairs would then have continued downwards from the landing within the space now occupied by the southern half of G3, to meet the ground floor at the present entrance to G3 from G1. More evidence

for this part of the staircase may survive hidden behind panelling around a cupboard at the west end of G3, and under the floor of 1F2.

(2) Indirect evidence is suggested by the fact that the existing stairs between the ground floor and basement are not in their original position. The raised and fielded timber panelling on the west wall of G1, at ground level, [10], is interpreted as original panelling around and under the principal staircase, and therefore meant to be seen. The stairs down to the basement, [16], and the doorframe, [63], at their head are probably later insertions (Fig 30).

(3) A lower flight from basement level could have run up from east to west across the northern half of B18, in line with the existing doorway between B17 and B18. The foot of this flight could have been in line with the north-south wall between these two rooms. In this case the former, smaller B18 would have been entered originally by another doorway, [61], which was in this south-north wall, and was later blocked.

(4) The upper flight of the basement stairs, from west to east, would have been supported by the south face of the internal brick wall, [11]. The north wall of the stair compartment all the way up the house would have been in line with this internal wall, and with the central series of posts to the east, [34], and thus well supported.

(5) Between the 1st and 2nd floors the greater ceiling height on the 1st floor would have necessitated a relatively longer run of stairs than elsewhere. This is the best explanation for the greater area given to a landing at the head of the existing stairs in 2F1 (Figs 6-8). To the east and south, 2F1 is enclosed by panelling, [52], interpreted as original, containing matching door frames and probably *in situ* (Fig 31); this part of 2F1 would have been the original landing, allowing the head of the stairs from the 1st floor to be positioned further to the east than the existing stairs, thus accommodating the necessary longer run. A comparable situation would have existed on the 1st floor, but there the internal walls have been substantially altered or, at least, repositioned, and the landing, 1F2, extends much further to the west than it would have done originally.

(6) The present north wall of the stair compartment in 1F2 and 2F1 is interpreted as having been moved northwards, to accommodate a later enlargement of the staircase, the original width of this staircase being indicated by the surviving dog-leg staircase between 2F1 and 3F1 (Fig 32). The original position of the north wall of this stair compartment would therefore have been further to the south, probably in line with the post [34], and rooms 2F4 and 1F3 would have been larger. Evidence for this movement consist of, firstly, the panelling, [49], on the south face of the chimney breasts [25], now visible in the north wall of 2F1 above the ascending staircase, which is interpreted as original and *in situ* (Fig 33). By contrast the panelling immediately to its east, [50], although similar in style, is not flush and does not match [49] as it would if the panelling had been installed as a continuous wall lining; it is therefore interpreted as having been inserted later in its present position, possibly moved a short distance from elsewhere in the house. Secondly, the chimney breasts in the west walls of 1F3 and 2F4 would probably have originally been placed symmetrically in relation to their respective rooms. More importantly, as heated rooms there would have been every reason to have made them relatively large by comparison with the unheated space to the south of the service staircase on the upper floors: the layout of these heated rooms would therefore have resembled that of 3F2 in relation to 3F3, which is interpreted as largely original.



## *Bedrooms*

The principal bedrooms, for family, were on the 2nd floor. The layout of the panelled partition walls around the east end of the stair landing, 2F1, and the position of doorways interpreted as original to these walls, suggests that the layout of these rooms has been little altered. The major changes were the relocation of a panelled wall further to the north in 2F1 to make a larger stair compartment, as described above, thus reducing the size of 2F4, and the removal of a partition wall running from north to south across 2F2. The latter wall was probably just to the east of the existing door in the southern wall of 2F1, and ran to the west side of the second window from the west in 2F2. The former division of 2F2 into two rooms is very likely because at present there are two separate doors between 2F1 and 2F2, both original (Fig 34). One of these doors, in the east wall of 2F1, has been sealed shut, presumably when the dividing wall was removed and 2F2 was thrown into a single room. It is worth noting that an earlier, separate room in the western part of 2F2 would have been without a fireplace, suggesting that it would have functioned as an unheated dressing room or closet, connected with the room to the east.

Room layout on the 3rd floor may have been altered slightly more than on the 2nd floor. These rooms would have been originally for lesser members of the household, such as children and servants; the only stricture worth noting is that it would perhaps have been important for male and female servants to be in separate rooms. The simplest arrangement would have been to repeat the layout of the 2nd floor on the floor above. The stair landing, 3F1, may have been extended originally to the present south-east corner of 3F4, in order to provide separate entrances to all four rooms. This would not rule out doors between certain of these rooms, such as between a room for female servants and an adjoining nursery for children of the family. As on the 2nd floor, the room in the south-west corner of the house, at 3F3, would have been unheated.

## *Roofs*

As stated above, the probable original form of the roof respected the structural subdivision of the building in plan into three, each third ranged from north to south (Fig 9). The existing double-pitched roofs, R2 and R3, probably reflect this original form very closely (Fig 26); although the timber framing of these two roofs may still include some original, hand-hewn softwood timbers, most or all of the timbers have been reset and many are recent (Fig 35; Drawings 37, 44–46). To the south these double-pitched roofs are joined to the vertical face of a monopitch roof, R1, ranged from west to east. The pitch of this roof slopes down towards the south front of the building, behind the parapet, [2]. This west–east roof covers the southern quarter of the building; and also probably reflects the original form of the roof.

Immediately to the east of truss [39], a short horizontal timber of a type which would have supported the leads at the base of a valley between two roofs, as exists to the west between R2 and R3, is cut at an angle presumably to fit another truss to its east. The latter truss would therefore have originally belonged to a third double-pitched roof ranged from south to north. This pitched roof must have been later removed and the roof remade flat, supported on steel joists running from west to east, [43].

The two surviving double-pitched roofs, of the original three, and the monopitch roof at the front of the house are supported by substantial timber beams at the level of the base of the roof. Two timbers are jointed together to form a single beam or girder, [37], running from west to east, under the vertical face of R1, and therefore the southern end trusses of R2 and R3. This girder is substantial, measuring about 200mm wide and 280mm thick. Two beams

are jointed to, and run north from, the girder [37]. That to the west, [35], is under the valley between R2 and R3, while that to the east, [36], is under the eastern edge of R3. Both these beams are substantial, measuring 240mm wide and 170mm thick, and the timbers of the two southern trusses of R2 and R3, [38] and [39] respectively, and other rafters, are footed on them. The south-north beams contain empty mortices, [68], at frequent, regular intervals along both vertical faces, which are interpreted as having been originally for ceiling joists since removed.

The horizontal boards forming the vertical face of the monopitch roof R1 immediately to the west of truss [38] are lapped, to shed water to the north. This is unlike all other horizontal boarding in the roof, which is close-boarded to support tiles or slates, and may be original timber boarding or a later repair, in either case not intended to be covered. This boarding has, in fact, subsequently been covered. Originally the pitched roofs would probably have been covered with clay tiles, but if so these have been replaced with slates.

### *Style and date*

The house is notable for the appearance in its design of Palladian principles of proportion and restraint, in the height of its floors, the limited decoration of its front and the level character of its roof line. Palladian architectural principles became fashionable in Britain at some time during the second decade of the 18th century, and then held sway for more than a generation, with considerable lasting influence. One of the main diagnostic features, applied to the design of a superior town house, was an emphasis on the 1st floor, or *piano nobile*. This was achieved by making the 1st floor markedly greater in height than any other, except possibly the ground floor, and by creating a string course or similar architectural element at the level of the 1st floor (Summerson 1955, 220). In the case of the present building this emphasis is clear, the level of the 1st floor itself being picked out by a continuous balcony along the front of the house (Fig 21). This was aptly in keeping with one of the underlying principles of Palladian design, that such an emphasis should be achieved by an integral, functional element of the design, rather than by superficial ornament or some device that was merely applied.

The terrace of eighteen houses built in 1717–18, to which No 15 belonged, were all fronted by small entrance courts in the French taste (VCH), separated from the road and the river by wrought-iron gates and railings. The large brick piers with stucco decoration now in front of Nos 15 and 16 are a much later addition, and would not have suited the original, rather severe Palladian architectural scheme. The use of segmentally-arched window heads in London was a fashion very characteristic of the 1720s (Cruickshank & Burton 1990, 260). The other details of panelling and staircase decoration suggest a date some time in the first quarter of the 18th century, or perhaps later. Comparable examples of stair handrails, balusters and open-string decorated tread ends are to be found in houses at Queen Anne's Gate, dated c 1704, and in Spitalfields, in the 1720s (ibid, 261).

The form and appearance of the building, as well as the materials and method of construction used, would therefore suggest a date for its construction at some time probably late in the first quarter or early in the second quarter of the 18th century, when Palladian principles of design began to be more or less universally applied. It is all the more remarkable, then, that these principles should have been implemented so successfully on the present site at such an early date as 1717–1718, when they were a relative novelty. The combination of a fully Palladian exterior and the survival of so much of the original interior, the panelling and other fixtures and fittings, is for this reason especially significant. Some of the houses are thought to have been built as speculations either by Soane or by the

builders who took the leases, in the common way described above (Part 3), but other houses were built, and presumably designed, for specific tenants. This was the case with No 6, built in 1718 for John Danvers, and No 16, built in 1717 for Richard Chapman, apothecary (VCH), which the unusually large size of these houses confirms. Although No 15 was of normal size, perhaps its design is to be accounted for by its also being built for a specific prospective tenant, possibly the first named occupier, Captain Balchin.

### 4.3 Phase 3: Minor alterations to basement and south front (before late 19th century?)

#### *Archaeological evidence*

*Table 4: Contexts assigned to Phase 3*

Context	Location	Summary	Sheets	Phase
13	B6	Doorway inserted in [11]	7	3
14	B13, B16	Timber partition at E end of [11]		3
15	B16, B17	Panelling reused to form S-N wall	6	3
22	B9, B14	Former doorway in [4] (later blocked)		3
80	Exterior	Brick E wall of front garden	1	3

#### *Documentary evidence and discussion*

##### *Basement*

The basement would usually contain the kitchen and other service quarters, as described above (Phase 2). Of the two main rooms to the east, B16 and B13, the former had the larger fireplace, which therefore would presumably have contained a range, including an oven. The large space immediately next to the chimney breast, to the south, could have accommodated a small cistern, to which any piped water supply from outside would have been led, although it must be emphasised that there is no definite evidence for such a supply to the house before about the mid 19th century.

The original kitchen in B16, like the adjoining room B13, probably extended without interruption to the present west wall of B17 and the present southern extension of B6. The front service door would thus have opened directly into the kitchen, and the service staircase to the ground floor and the rest of the house would also have run directly from the kitchen, across the northern part of existing room B18. This original layout is the best explanation for the character and appearance of the partition wall between B16 and B17, which is a single thickness of panelling, [15], running rather askew from south-east to north-west and evidently an addition to the layout (Fig 34). This panelling was doubtless intended to shut the kitchen off from the staircase and the external door to B1, perhaps to prevent noise and smells from going upstairs as well as to keep the kitchen warmer in winter, and the modular structure of the panelling caused it to be inserted slightly crookedly. The panelling is of high quality, raised and fielded on the east face, towards the kitchen, and plain towards the passage thus created on the other side, to the front service door. Perhaps the panelling was taken from elsewhere in the house, or from another house nearby, and reused in this relatively humble position at a time when such full-length panelling was no longer fashionable and particularly valued. Full-length panelling of this type went out of fashion for new buildings around the middle of the 18th century, but would probably have been valued and retained in an existing building until at least the end of the century, unless there were practical reasons to remove it. The survival of so much original full-length panelling on the upper floors of this house is itself an interesting social and cultural fact, to be discussed later.

It is not clear which of the three openings in the west-east wall [11] was an original link between the kitchen to the south and the adjoining room to the north. It is possible to argue that the wall stopped short of the east wall of the house (as it does now), and also that there was a doorway in the western corners of the two rooms, the present doorway in [11] near the southern end of B6. When the latter doorway was shut off from B16, another, wider opening may have been made to link the two rooms, especially if the east end of wall [11] was at the same time continued as far as the east wall of the house, by means of a skew timber and glass partition, [13]. Alternatively the central opening may have been original, and a new doorway through wall [11] was created later so that the new passage from the front service door could run straight through the basement towards the back of the house. In either case, a long passage was created, comprising B17 and B6, and it would have connected the front door with what is interpreted as the original back service door, leading to a yard at basement level outside the rear of the house, the precursor of B8.

Another doorway, [22], existed through the rear wall [4] of the house, between B14 and B9, the nearest room at basement level in the closet wing. Possibly the opening in the west wall of B9 always existed, but unusually it is very wide and round-headed, following the shape of the vault inside, whereas the doorway in the west wall of B10, which is presumably part of the original construction, is an ordinary rectangular shape. Possibly this round-headed opening was made later, and in any case would have to have existed by the time doorway [22] was blocked.

The 1:2,500 Ordnance Survey plan of 1865 (Fig 19) seems to show no closet wing and instead a yard to the rear of the house, L-shaped in plan and bridged by an entrance to the main back door at ground floor level (as described in Phase 2 above). The largest-scale plan, at 1:1,250, makes clear that the closet wing indeed existed and the yard ran only to its west, against the north wall of the house. On the 1:2,500 plan the bridge could at first sight be misinterpreted as a small extension to the rear of the house outside B14, but comparison with other houses shown on the largest-scale plans and with the plan of the front of the house suggests that a bridge over a yard is more likely. If the garden were not at the same level as the ground floor, as now, but somewhat lower, then this bridge would have included steps. The window in the north wall of B14 appears to have formed at some early date a full-length opening, [21], although this would seem to represent a lot of trouble for little purpose, and in any case was partly infilled later to reinstate a window.

### *South front*

The lower part of the brick wall along the east side of the front garden, [80], which included a doorway, is assigned to this phase, as it is unlikely to have been original to the construction of the house, and yet it predates subsequent alterations. The neighbouring houses to the east, at Nos 13 and 14 Cheyne Walk, were converted to a tavern, 'The Yorkshire Grey', by the late 18th century (as shown on Horwood's map of 1794-5, Fig 18). Two wings were added to the front of these houses, extending to the street at the west and east edges of their former front gardens. The west wall of the west wing of the tavern formed the east wall of the front garden of No 16, and presumably was [80]. The existence of a doorway in this wall (later blocked and, with the rest of the wall, truncated horizontally), is intriguing, as it would have connected the front garden of No 16 directly with the west wing of 'The Yorkshire Grey'.

At some date a square lead sundial, [84], was added to the front of the house at 2nd-floor level. This is canted slightly so that it faces due south, as an efficient sundial should, and is inscribed in block capitals above the gnomon, 'Lead kindly light'. The sundial (but not the

two paired portrait heads that now flank it) appears in a photograph in the Survey of London (1909, plate 70), and must therefore date to before 1909. The words of the inscription are taken from a well-known hymn by John Henry Newman (1801–1890), written in 1833. The hymn became popular from about 1865 onwards to the tune 'Lux benigna', which made it more familiar, and this may help to date the installation of the sundial more precisely.

The hymn refers to Psalm 119, line 105, which reads (in the Authorised Version), 'Thy word is a lamp unto my feet, and a light unto my path'. The words may have been chosen as no more than an apt motto on a sundial, but possibly the hymn was of greater significance for the occupant of the house. Newman wrote the following three verses long before he became 19th-century Britain's most celebrated convert to the Roman Catholic church and, eventually, a cardinal.

'Lead, kindly Light, amid th'encircling gloom, lead Thou me on!  
The night is dark, and I am far from home; lead Thou me on!  
Keep Thou my feet; I do not ask to see  
The distant scene; one step enough for me.

'I was not ever thus, nor prayed that Thou shouldst lead me on;  
I loved to choose and see my path; but now lead Thou me on!  
I loved the garish day, and, spite of fears,  
Pride ruled my will. Remember no past years!

'So long Thy power hath blest me, sure it still will lead me on.  
O'er moor and fen, o'er crag and torrent, till the night is gone,  
And with the morn those angel faces smile, which I  
Have loved long since, and lost awhile!'

#### 4.4 Phase 4: Relocation of staircase and installation of food hoist between basement and ground floor; removal of service staircase between ground and 1st floors; rearrangement of staircase between 1st and 3rd floors (late 19th century?)

##### *Archaeological evidence*

Table 5: Contexts assigned to Phase 4

Context	Location	Summary	Sheets	Phase
7	1F2–2F1	Timber staircase	25, 28, 32	4
16	G1–B4	Timber staircase	5	4
17	G3, B6	Timber-framed food hoist	20	4
50	2F1	Timber panelling E of [49]	28, 29	4
51	2F1, 2F4	Timber doorcase	28, 29	4?
59	B4	Timber partition (trace) on ceiling	5	4
61	B17, B18	Blocking of doorway	6	4?
63	G1	Timber door frame at head of stairs [16]	5, 18	4

##### *Discussion*

The likely original arrangement of the service stairs is described above (Phase 2). At some later time these stairs were rearranged in their present form. The main change was to create a newel well staircase between the 1st and 2nd floors, [7], which was grand enough to be opened up to, and function as a continuation of, the principal staircase to the south, [6], which led from the ground floor to the 1st floor but no further (Fig 38). The much larger 1st-floor landing this new staircase required meant that the former service stairs between the ground and 1st floors had to be removed; they were in any case redundant, if there was no longer to be such a strict distinction made between the principal staircase and the service stairs.

The stairs between the ground floor and the basement were relocated to the west, approached from G1 under staircase [6], and therefore provided with a door at their head, [63]. There would seem to be no compelling reason to have done this, except possibly to rationalise the use of space in the basement, and more practically, to provide space for a food hoist, [17], between the basement and the ground floor (see Fig 29). A hoist such as this must have been thought to be easier and more efficient. More interestingly, the staircase to the basement, [16], may include substantial elements of the original stairs; the stairs are like those between the upper floors of the house, which are interpreted as largely original, and the treads are very worn. This staircase was added to, and evidently was later than, plain panelling already on the west wall of the basement room below, now B8, furnishing another argument that the original arrangement of the service stairs to the basement had been different (Fig 39).

Higher up the house the transformation of the former service staircase into more spacious stairs continued, by moving the north wall of the stair compartment to the north in 2F1, at the expense of 2F4. In this wall the difference between the original panelling [49], on the south face of chimney breast [25], and panelling [50] to its east, has been mentioned above (Phase 2), by contrast with the panelling and door frames around the rest of 2F1. This difference indicates that panelling [50], although very likely to be original, is not *in situ* but

has been moved subsequently. Furthermore this panelling has been provided with an unmatching door frame to 2F4, [51] (Fig 33).

After the north wall of 2F1 was moved to the north, the staircase above to 3F1 was left relatively unsupported, the upper flight in effect hanging between the west wall of the house and the landing at 3F1 (Fig 32). As a result there has been considerable movement in this part of the staircase, which is coming away from the west wall of the house, confirming that this was not the original arrangement of the staircase compartment there.



#### 4.5 Phase 5: Construction of rear west wing; reinforcement of closet wing (1880s–early 1890s?)

##### *Archaeological evidence*

*Table 6: Main contexts assigned to Phase 5*

Context	Location	Summary	Sheets	Phase
18		Rear W wing		5
19	B4, B5	Splayed window, enlarged to form doorway	12A	5
21	B8, B14	Former ?doorway in [4], made into window	9, 10	5
26		Brick chimney breast N of [25]		5
32	B8	Brick & white-tiled N wall; concrete steps up to garden	9	5
60	B4, B6	Timber partition wall inserted	5	5?

*Table 7: Other contexts assigned to Phase 5*

Context	Location	Summary	Sheets	Phase
29	B10	Brick internal corner buttresses		5
62	Exterior	Render on N face of [4] (scored for thick ashlar courses)	47	5
65	B8	Brick? battered reinforcement at base of W face of W wall of [28]	9, 47	5
81	Exterior	Brick blocking of doorway in [80]	1	5
83	Exterior	Brick stub wall; wrought-iron railings, overthrow & gate at S edge of front garden	1	5
85	Exterior	Two carved stone pairs of portraits, on S face of [1]		5

##### *Documentary evidence and discussion*

A second wing was constructed to the rear of the house, to the west, [18], corresponding to, but larger than, the existing wing to the east. At basement level this wing partly incorporated the existing back entrance, rerouting it through a vestibule B7, to a new outer doorway into the rear basement yard, B8. The large new room at basement level, B5, was provided with a fireplace and a separate doorway through what had previously been a window, [47], to B4. The latter room was separated from a passage at the foot of the stairs up to the ground floor by a timber partition, the remains of which, [59], are in the ceiling of B4; thus B4 formed a distinct room, away from the circulation between the stairs to the ground floor, the kitchen and the front and back doors to the basement. The built-in cupboard against the west wall of B4 may have been constructed at this time, too. B4 and B5 could have functioned as a pair of rooms to accommodate a housekeeper, for example (see Fig 21).

On the ground floor the new wing formed a large room, G6, that was thrown together with the existing nearest room in the north-west quarter of the house, represented by G5. The latter had previously been served by its own fireplace, which may have continued to function but, presumably, need not have, as G6 also had a new fireplace, leading to a new chimney stack, [26]. The load of the original north wall of the house was taken by an RSJ running across the ceiling of the new room, and also marked by columns, although the latter appear to be largely decorative. The method adopted to support the upper part of the house is reminiscent of that in the main 1st-floor room, 1F6.

A new external entrance to the garden was provided by a full-length window in the westernmost bay of a canted bay window, forming the north wall of G6. The north wall of the rear yard, which formed a terrace wall to the garden, was probably rebuilt slightly further to the north when the rear west wing was built (Fig 27).

The flat, probably asphalted roof of the rear west wing doubled as a terrace at 1st-floor level, accessible from 1F3 and protected with wrought-iron railings. A window in the north wall of 1F3 was extended to floor level to act as a full-length window, [55]; the original form of window remained in the north wall of 1F6 (Fig 42). To the west a small WC, 1F4, was created in the north-west corner of 1F3, and given a small window in its north wall, [54]. The nearer part, at least, of the built-in cupboard against the former chimney breast [23], in the west of 1F3, may have been constructed then, projecting as far as the doorway to the new WC. This existence of this cupboard indicates that the fireplace in [23] no longer functioned. A likely date for construction of this wing, based on its materials, style and method of construction, would be some time probably between about 1880 and 1910 (Fig 43).

Mortar render, scored for ashlar, [62], was applied to the whole of the external face of the rear wall, [4]. This render, with thick ashlar courses, predates the extension at the north of the closet wing (Phase 6), and is imitated by render with thinner ashlar courses on the rebuilt rear parapet, [64] (Phase 7). Painted white, the render appears at the edge of a photograph taken of the garden front of No 16, which appears in the Survey of London (1909, plate 72), implying that this was carried out at least by then. Unfortunately the photograph is not clear enough to be sure if the west rear wing had also been constructed by that time; the space occupied by the wing is obscured by ivy and other foliage, but a chimney stack appears in the background which could correspond to [26]. A tall cowl on the top of this stack, however, resembles numerous other cowls on the chimneys of No 16.

The 1865 Ordnance Survey map does not show the rear west wing, but a revision of 1893 shows some kind of wing (Fig 20), which imposes an earlier date limit. A drainage plan of 1895 (Fig 21) shows the wing in existence, and the Ordnance Survey plan of 1921 (Fig 22), which includes details of property revised for the purposes of the newly-established Land Registry, clearly shows the canted bay window at the end of the west rear wing, although no later map does. It is likely that many of the fairly substantial changes described (Phases 4 and 5) took place at about the same time, between 1883 and 1893, when the house was first occupied by Leonard Courtney.

### *Reinforcement of closet wing*

Relatively massive brickwork was added at basement level to the walls of the closet wing, doubtless as structural reinforcement. It is unlikely that this brickwork was intended as an original part of the construction; it is much more likely to have been added when the rear yard was extended northwards, next to the new rear west wing. This extension of the yard

would have exposed the lower part of the west wall of the closet wing which previously had been below ground, and reinforcement would therefore have been necessary to prevent this wall from being undermined. The thickening of the external face of the west wall of the wing, [65], facing the basement rear area or yard, would have been very conspicuous, visible from the garden and the rear windows of the house (Fig 36). The top of this brickwork was battered or sloped to meet the original face of the wall above, minimising the possible adverse effects of weathering.

Brick buttresses, [29], were also added at the two extreme north-west and north-east corners of the vaulted basement room, B10, to support the external walls of the wing. If B9 and B10 were a single room originally, the existing brick wall dividing them was probably inserted at this time, mainly to reinforce the building above.

This development can only be dated in relative terms, as having occurred after the first construction of the closet wing (Phase 2), before the addition of more rooms to the north (in Phase 6) and probably before the application of render to the external face of the rear walls, but as explained, it was probably a consequence of construction of the rear west wing.

The original basement yard at the rear of the building was probably no larger than the minimum required for light and air. The 1865 plan (Fig 19) appears to show a relatively narrow yard, little wider than the doorway to B8 to the east, bridged by the access between a back door at ground-floor level and the garden. This bridge indicates that the ground-floor back door was in the second bay from the west. When the rear west wing was constructed the basement-level yard would have been extended much further to the north. The treatment of the closet wing at this level is interpreted as refacing and reinforcement of walls that had hitherto been unexposed below ground level, in the area of the garden, and were newly exposed by the extension of the basement rear yard.

#### *Alterations to house front and front garden*

The 1893 Ordnance Survey map (Fig 20) shows that the tavern, 'The Yorkshire Grey', immediately to the east of the house, had been converted back to two houses at some time since the previous survey, in 1865. The wings in front of the tavern were demolished, but probably the lower part of the west wall of the west wing was retained along the east edge of the front garden of No 15. The doorway in this wall would then have been blocked with brickwork, [81], and the upper face of the wall made good.

A low wall between the street and the front garden of No 15, supporting wrought-iron railings and a gate, [83], is probably early 18th-century in origin, but has clearly been repaired at the end of the 19th century: the overthrow over the gate incorporates the initials and emblem of Lord Courtney (Survey of London 1909, 50). Four brick piers with stucco ornament on top stand, at present, in a line along the street frontage of Nos 14–17, marking the division between each garden and the next. The largest-scale 1862–5 Ordnance Survey plan shows only one pier of any kind nearby, at the south-west corner of No 16, and the detail of this plan is such that any other piers would surely have been recorded. Furthermore, the existence of the southern wings of the tavern at Nos 13 and 14 would have precluded such piers there at that time. The only plan on which more piers are shown is that of 1922 (Fig 22), which shows three, at the corners of Nos 15 and 16. By the time of the Survey of London (1909, 50, plate 65) three piers existed, so the two later piers, to either side of No 15, must have been constructed between 1865 and 1909, at the outside; they could well have been added by Lord Courtney.

Coarse cement render on the face of the low wall under the front railings, which was apparent in 1909 (Survey of London, plates 64 and 65), may be compared with render [62] on the rear of the house.

Blunt (1914) refers to a fountain in the front garden in Courtney's time, and it is likely that Courtney also added two stones, [85], to the 2nd-floor string course in the south front of the house, carved with paired portrait heads, now very weathered and indistinct. These do not appear in a photograph of the house in the Survey of London (1909, plate 70) and were presumably added later, although, to judge by the degree of weathering, not much later. The pair to the left appear to be Sir Thomas More and Erasmus, based on contemporary portraits by Holbein. Erasmus, the Dutch humanist scholar, was a friend of More's and stayed with him in England. The pair to the right are less easily identified, but as they, too, are doubtless persons of some repute with local connections, and they seem to be in 19th-century dress, they may perhaps be identified as Thomas Carlyle (1795–1881) and Dante Gabriel Rossetti (1828–1882). Rossetti lived next door at No 16.

#### 4.6 Phase 6: Extension of closet wing (mid 20th century?)

##### *Archaeological evidence*

*Table 8: Context assigned to Phase 6*

Context	Location	Summary	Sheets	Phase
30	B11, B12, G9	Brick extension N of [28]	47, 48	6

##### *Documentary evidence and discussion*

The existing closet wing was extended to the north into the garden with new rooms at basement and ground-floor levels, [30] (Fig 36). The form of construction and materials would suggest a date later than about 1930, and possibly as late as about 1950. It was possibly in this phase of construction, if not the next, that the tubular steel railing was installed around the parapeted flat roof of the closet wing.

The extension of the closet wing housed WCs in the basement, accessible only externally, and on the ground floor.

#### 4.7 Phase 7: Rebuilding of roofs, including flat roof to east (mid 20th century?)

##### *Archaeological evidence*

Table 9: Contexts assigned to Phase 7

Context	Location	Summary	Sheets	Phase
2	Exterior	Brick parapet at top of [1]	41, 43	7
43	R4	RSJs W-E	45	7
45	3F5	Steel column	40	7?
46	3F5	Steel post or column in N wall	40	7?
47	3F2	Window in N wall	35	7
48	3F7	Concrete pier supporting N end of [35]		7
54	1F4	Window inserted in N wall	26	7?
64	Exterior	Brick & concrete repair at top of [4], re-rendered (scored for thin ashlar courses)	47	7

Table 10: Contexts assigned to Phase 7

Context	Location	Summary	Sheets	Phase
44	1F6	RSJ W-E under ceiling	27	7
56	1F6	Cornice round S ceiling	27	7?

##### *Documentary evidence and discussion*

The easternmost of the three double-pitched roofs was replaced by a series of metal joists running from west to east, supporting a flat asphalt roof, [43]. Probably at the same time the brick parapet at the top of the south front of the house was replaced by a parapet using slightly different brick, different mortar and a coping of concrete slabs, [2]. Internally the eastern half of the building, no longer supported by a series of posts that would have been the equivalent of [34], was held up by a steel column, [45]. Another solid pier to the north, in the north wall 3F5, probably supported the north end of the timber beam, [36], running from north to south under the valley between two double-pitched roofs. Empty mortices, [68], in both the west and east faces of beams [36] and beam [35], parallel to the west, were originally for ceiling joists. The implied removal of the joists indicates that the ceilings in the rear rooms on the 3rd floor were replaced, at a level at or just below the previous level. Beam [35], to the west, bears traces of charring and blackening, as if it had withstood a localised fire. It is possible that repair of the roof and ceilings was necessitated by fire damage, possibly as a result of bombing from the air in the Second World War.

The ceilings of rooms on the 3rd floor were raised to the full height of the double-pitched roofs above, in certain places. This was done in 3F5 (Drawing 40) and 3F8 (Fig 44), the latter ceiling, at the rear of the house, conforming to the shape of the hipped north end of R3. The roof of the stair compartment was also raised to the full height of R2, above (Drawings 34 and 36), thereby giving access to the roof space to the north, which contains a water tank and boiler.

The ceiling of 3F3, on the other hand, was lowered. The original level of the ceiling is indicated by plastered walls and traces of ceiling laths, [66], inside the roof space, R1, above the present ceiling, as far to the east as the division between R2 and R3, where there was evidently an earlier wall between 3F3 and 3F5. This alteration of the ceiling height may therefore have coincided with moving the latter wall to its present position, further to the east. The former ceiling height would have left the inside slope of the roof partially visible in the room. To the north, in 3F2, the existing higher ceiling level has left exposed the lower arris of [35], the north-south beam in the roof frame.

The north wall of 3F5 would originally have been nearly equidistant between the two chimney breasts, [24] and [25], in the east wall of the building, but now runs in line with the chimney breast [24] to the east. Presumably this wall was moved slightly further to the north of its original location. Accordingly the larger area of ceiling and the west-east roof beam [37], above, were supported by a brick pier or steel post, [46], incorporated in the new north wall, and, in line with this pier, a steel column, [45], in the centre of the room (Fig 45). These reinforcements rest on the former floor, which presumably contains a more supportive frame than the original timbers, for no corresponding alteration is visible in the layout or ceilings of the rooms below.

#### *Alterations in internal layout*

The ground floor was originally divided into three main rooms, represented by G2, G7 and G5, each with a fireplace. The front entrance and stair hall was separated from G2 by a partition wall, presumably very much like the present walls between G7 and G2, to the south, and G7 and G5, to the west (Fig 25). These walls are simply the thickness of the panelling, supported by full-length stiles at intervals, which act like studs, and by the moulded piers at each end. The doorway between G1, the original entrance hall, and G2 would probably have been directly on a line between the foot of the principal staircase [6] and the fireplace in the east wall of G2, which are exactly opposite each other. If the partition wall between G1 and G2 was similarly formed only by panelling, then empty joints for the footings of the stiles in this wall should exist in the floor frame under the present floor boards.

The best-decorated rooms in the house would have been those on the 1st floor, which would have been laid out in three intercommunicating rooms like those on the ground floor. A partition wall would probably have subdivided room 1F6, running originally between post [34] and the east wall of the house, touching the latter at a point slightly nearer the chimney breast to the north, [24], than that to the south, [23]. This layout would have left both chimney breasts centred in the east walls of their respective rooms. The northern and southern halves of 1F6 would thus have formed separate rooms, although the dividing wall could have been, in part at least, removable or dismountable (Figs 37 and 38). The wall between the former northern half of 1F6 and 1F3, the room to the west, would probably have been situate further to the east than it now is, perhaps on the centre-line of the house.

Subsequently the dividing wall was removed and the separate rooms were thrown together to form 1F6, the wide ceiling and the floor above now being supported by a new joist, probably an RSJ, running across the ceiling from west to east and decoratively boxed. The decoration of these rooms is very similar, as it would have to be after they were united, but the cornices still vary. To the south, [56] is an elaborate Ionic, dentilled cornice, enriched with foliate decoration. To the north, [57] is a relatively severe Tuscan, or plain box, cornice, like those in the ground floor rooms. Doubtless this reflects the original scheme of decoration, Ionic or Corinthian being the most elaborate and refined, suitable for the 1st-

floor room at the front of the house, while Tuscan was reserved for the other well decorated rooms in the house. Nevertheless, the RSJ is further to the north than the presumed original partition wall, and therefore some of the cornice to the south must be an addition. It seems possible that some, at least, of the decoration in 1F6 has been renovated. The 1st-floor window shutters, with highly decorated panels, are probably those found detached in a cupboard in G3 and in R1.

### *Date of alterations*

Drainage plans of 1951 (Fig 23) shows the extension of the closet wing in existence. Possibly this plan was made when the extension, containing a WC in both B11 and G9, was plumbed in, and therefore actually dates the extension.

The fire surround in the east wall of 3F5 (Fig 45) is remarkably characteristic, in form and pattern of decoration, of Art Deco, to be dated to the late 1920s or 1930s. There is no special reason why the fireplace may not have been installed at that time, before the more significant structural alterations were made to the roof and 3rd-floor walls. The 1951 drainage plans omits the pier in the north wall of 3F5 and the column in the centre of this room. It is hard to be sure of the significance of this omission. Although the plans seem to show details of structural importance, including a pier in the west wall of 3F6 as well as the present layout of 3F2 and 3F6-3F8, it curiously fails to show the main front door of the house on the ground floor, which must have been an oversight. In that case, perhaps the roof could have been rebuilt before the 3rd-floor rooms were reinforced, the former either at some time before or actually in 1951, and the latter slightly later.

The more easterly position of the wall between 3F3 and 3F5 is shown in the 1951 drainage plans (Fig 23), so this alteration and the corresponding raising of the ceiling in 3F3 must already have been carried out.



#### 4.8 Phase 8: Addition of conservatory on rear west wing; other minor alterations (c 1951–2001)

##### *Archaeological evidence*

*Table 11: Contexts assigned to Phase 8*

Context	Location	Summary	Sheets	Phase
53	1F5	Plastic, steel & PVC conservatory	26	8

##### *Documentary evidence and discussion*

A prefabricated conservatory, made of timber, aluminium, plastic and PVC, [53], was erected on the flat roof of the rear west wing (Figs 25 and 42), possibly in the early 1980s.

Inside the building, minor changes were made, such as rerouting circulation on the basement through B4: the partition denoted by [59] was sawn off near the ceiling, and another partition, [60], was inserted to the south, closing off the former passage to the stairs to the ground floor and forcing access to it through B4.

The drainage plan of 1951 (Fig 23) shows the ground-floor rooms G2 and G7 as thrown together to form a single room, with possibly an RSJ indicated as running under the ceiling along the line of the present partition wall. Simultaneously the plan shows a thin partition wall between G2 and G1, making a separate front entrance hall at the foot of the principal staircase, which is interpreted as the original arrangement. At some time after 1951, possibly soon after 1958 when the house came into new hands, the partition between G1 and G2 was removed and a wall inserted between G2 and G7. It seems likely that this was the same wall, one panel thick, simply dismantled in one place and re-erected in another. The beading of the panelling in the wall between G2 and G7, and over the fireplaces in those rooms, has been nailed in place, presumably after removing individual panels.

The same 1951 plan shows a wall running from west to east across 1F6, under what is probably the existing RSJ in the ceiling. This wall, which is unlikely therefore to have been load-bearing, was evidently removed after 1951. Probably this change was made at the same time as the alterations in the ground-floor layout, described above.

Piping of various dates, including large-gauge lead piping possibly of 19th-century type, was installed. Latterly several sets of WCs and baths were installed, associated with kitchen sinks and draining boards, in B6 and B14, in G8 and G9, in 2F4 and 2F6, and in 3F7 and 3F8, forming at least four relatively self-contained sets of accommodation on their respective floors.

The front railings and wrought-iron gate piers were reinforced at their base with cement, probably in the mid–late 20th century, as these alterations do not appear in the Survey of London (1909, plates 64 and 65).

Electrical wiring is exposed throughout the house, so as not to be run damagingly through the panelling. The front entrance has been equipped with an entryphone and a closed-circuit TV camera.

## 5 CONCLUSIONS, PUBLICATION AND ARCHIVING

### 5.1 Realisation of the original research aims

It has proved possible to reconstruct in outline, at least, the history of the buildings on the present site, both from archaeological investigation of its fabric and from a limited amount of historical documentation. There is no doubt that more documentary evidence should exist for the occupants and owners of the site, and this material could be researched further to clarify when and how the buildings were constructed and used, and subsequently modified in structure and use. Oral historical evidence, from eye-witnesses to more recent events, has been obtained and more could be considered.

The standing building is undoubtedly of significance for the history of the immediate locality, and represents an important type of building in the history of London, and especially Chelsea. The investigation has confirmed the architectural and historic interest of the building, which would justify its being treated carefully in accordance with recommended practice in the UK (Clark 2001).

Appropriate parallels for this form of house can be sought in other parts of London.

Future work should include examination of the fabric of the building exposed in the course of opening-up for refurbishment. This applies especially to the floor and roof frames. These may contain evidence to confirm or qualify the conclusions put forward in this report as to the original layout of the rooms and the extent and date of later alterations.

The local authority has had appraisals made of both conservation areas, Cheyne and Thames, which overlap on the present site. The Thames appraisal, which has more to say about the buildings facing the river than the other appraisal, includes the following note on the advisability of altering roofs in Cheyne Walk (RBKC 1983b, 19–20, paragraph 1.3.2):

‘Additional storeys and roof alterations...may be acceptable in situations where there are already additions elsewhere in the same terrace, since new additions will have the effect of restoring the uniformity of the terraces. Roof additions and alterations may also be suitable in situations where they would be invisible or very unobtrusive from ground level and from the river bank opposite. (see District Plan, paragraphs 4.9.4–4.9.5, 17.4.1–17.4.10).’

Later the appraisal states that Nos 1–30 Cheyne Walk form the ‘largest homogeneous group of similar buildings in this section of the riverside’ (RBKC 1983b, 26). Roof alterations at No 15 are specifically mentioned:

‘At 12–30 Cheyne Walk, a number of mansard additional storeys have already been built in this terrace. there is no particular visual benefit in infilling the unextended properties with mansard additional storeys. However, small additional storeys might therefore be acceptable on the following properties... No 15 (provided that it matched Nos 12–14); Nos 18, 20, 20A, 22, 23, 24 and 25. These should be to the same mansard profile as Nos 17, 19 and 21, but with two windows as at No 21 (District Plan paragraph 4.9.5).’

## **5.2 Site and research archives**

The site archive, i.e. the original records, drawings, photographs, plans and other papers, as well as a copy of the present report, will be deposited in due course in the Museum of London archaeological archive, indexed by the site code CYW04.

## **5.3 Publication of the results**

The results of the survey should be made publicly available by publishing a summary of the results in *London Archaeologist*, together with a suitable note in a relevant scholarly journal of British-wide distribution, and this report and the original site records will be archived, catalogued and publicly accessible. The building may, in addition, be considered to be of sufficient architectural and historic interest and importance to justify more detailed publication.

Copies of this report will be offered to the client, the architect, the local planning authority, local studies library, the London Metropolitan Archives, English Heritage and the Greater London Archaeological Advisory Centre. A copy will also be kept by the Museum of London Archaeology Service.

## **5.4 Salvaged fixtures, fittings and materials**

No materials, fixtures or fittings have been displaced or removed from the building.

## **5.5 Copyright**

Under the Copyright, Designs and Patents Act 1988 copyright in the text and original illustrations of this report is held by the Museum of London Archaeology Service; Ordnance Survey plans are reproduced under licence and remain Crown Copyright. The Museum of London Archaeology Service grants the client and architect a licence to use the text and original artwork in connection with the refurbishment of the building, provided that the source is acknowledged.

## 6 ACKNOWLEDGEMENTS

The archaeological survey and this report were commissioned by A J Browne, architects, on behalf of the owner of the building, and the project manager and author would like to thank Mr Anthony Browne for his support and interest, and for supplying survey drawings and photographs. They are grateful to John Hagan and Matthew King, who produced the architect's initial survey of the building and took photographs, and Gabriela Foxley and Ania Smoczynski, who drew moulding profiles and other details of the panelling and the door and window cases. The staff of the local studies sections of the public libraries of the Royal Borough of Kensington and Chelsea were most helpful, at both the Chelsea branch and the central library; special thanks are extended to Isabel Hernandez at the latter location for finding relevant drainage plans. Helen Hughes, of English Heritage, provided valuable advice on paint analysis of panelling.

The archaeological analysis and recording on site were by Andrew Westman and Al Telfer, and the archaeological photographs were taken by Maggie Cox, assisted by Andrew Westman, and were scanned and printed by Maggie Cox. Evidence of the timbers and carpentry, especially in the roof, was examined and interpreted by Damian Goodburn. The plans and sectional elevations were redrawn by Andrew Westman, and, with other graphics, have been prepared for this report by Sophie Lamb and Faith Vardy.

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6) **PERIOD SUMMARIES** Use headings for each period (ROMAN; MEDIEVAL; etc.), and additional sheets if necessary.

**POST-MEDIEVAL:**

The Museum of London Archaeology Service analysed and recorded a standing building at 15 Cheyne Walk, London SW3. The building is statutorily listed as being of special architectural or historic interest, grade II\*, and the investigation was commissioned in order to inform and assist proposed refurbishment. The building is a terraced town house of brick, documented as constructed c 1717 on the site of the Great Garden of Chelsea New Manor House of c 1540. The house comprises four floors and a basement, with the main entrance and a small garden fronting on to a street and the River Thames to the south, and a larger back garden to the north. An original small closet wing at the rear of the house, on the east, rises to the 2nd floor. Many internal fixtures survive intact, including panelling, single panel-width partition walls, doorcases and doors, and window cases and shutters. The principal staircase of the house ran only between the ground and 1st floors, and survives, together with elements of a separate service staircase which originally ran from top to bottom of the house. The original roof may partially survive, in form only: three double-pitched roofs ran side-by-side from the rear towards the front, where they abutted a monopitch roof, which ran parallel to the front of the house hidden from the street behind a parapet. The concern for appearance implied by this arrangement of the roof, the markedly higher ceilings of the ground and 1st floors by comparison with the other floors, and a continuous balcony in front of the full-length windows of the 1st floor, suggest the influence of Palladian principles of architecture on terraced housing in London at a notably early date. Subsequently, probably in the 1880s or early 1890s, a large wing was added at the rear on the west, rising to the level of the 1st floor, where its flat roof formed a terrace. At probably the same time the service stairs were removed between the ground and 1st floors, and rearranged on the floors above; between the ground floor and basement the stairs were relocated and a food hoist was installed. In about the middle of the 20th century short extensions were made to the closet wing and the roof was rebuilt, perhaps after localised fire damage; the eastern double-pitched roof was replaced by a flat roof and the tops of both front and rear walls of the house were rebuilt. The interior was rearranged to form relatively self-contained accommodation on the 3rd floor and in the basement, and a prefabricated conservatory was erected on the rear west wing, perhaps in the 1970s.

7) **NATURAL** (state if not observed; please DO NOT LEAVE BLANK)

Type: Firm mid brown sand. Not definitely natural; probably reworked.

Height above Ordnance Datum: approx 5.4-5.7m OD.



## 8) LOCATION OF ARCHIVES

a) Please provide an estimate of the quantity of material in your possession for the following categories:

Notes: 79 contexts      Plans and other drawings: 68 sheets (79 drawings)  
Photos: 19 (plus architect's digital images)      Negatives: nil      Slides: 19  
Correspondence: nil      Manuscripts (unpub reports, etc.): 1  
Bulk finds: nil      Small finds      nil      Soil samples: nil  
Other (please specify)

b) The archive has been prepared and stored in accordance with MGC standards and has been deposited in the following location:

c) Has a security copy of the archive been made?:      YES/NO

Have you arranged for RCHME microfilming?:      YES/NO

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SIGNED:

DATE: 1 June 2004

NAME (Block capitals): ANDREW WESTMAN

Please return the completed form to:

English Heritage, The Greater London Sites and Monuments Record,  
Room 214, 23 Savile Row, London W1X 1AB.  
Tel: 020-7973 3731/ 3779. Direct fax: 020-7973 3742/3792





Fig 1 Site location plan (1:2,500)



Fig 2 Site plan (1:500)



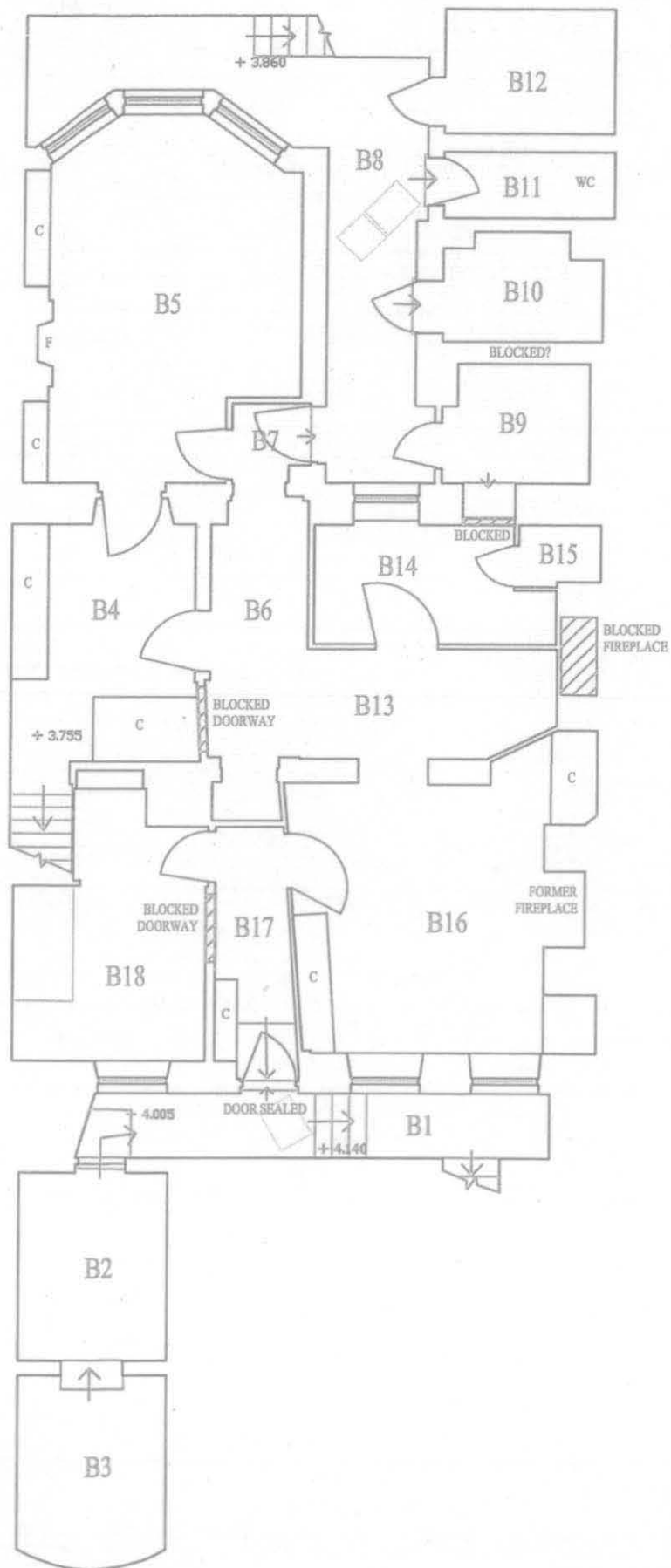


Fig 4 Plan of the building at basement level (1:100)

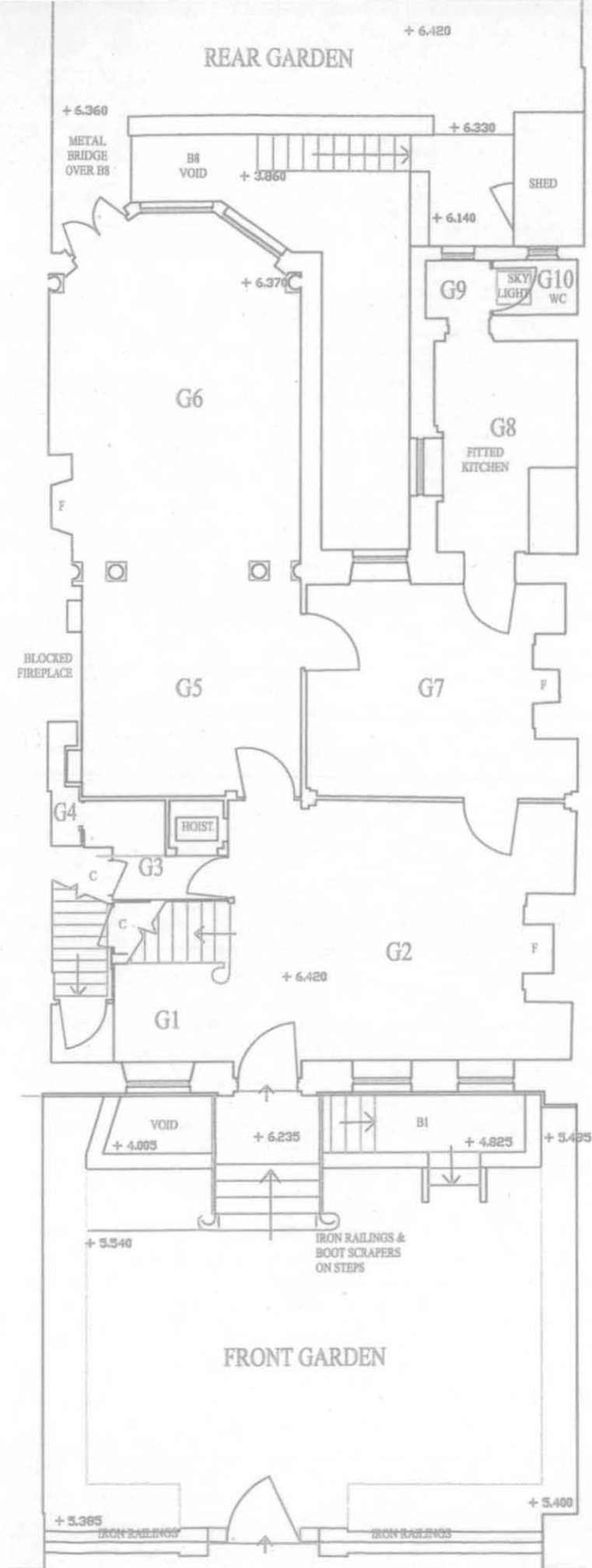


Fig 5 Plan of building at ground level, including front and rear gardens (1:100)

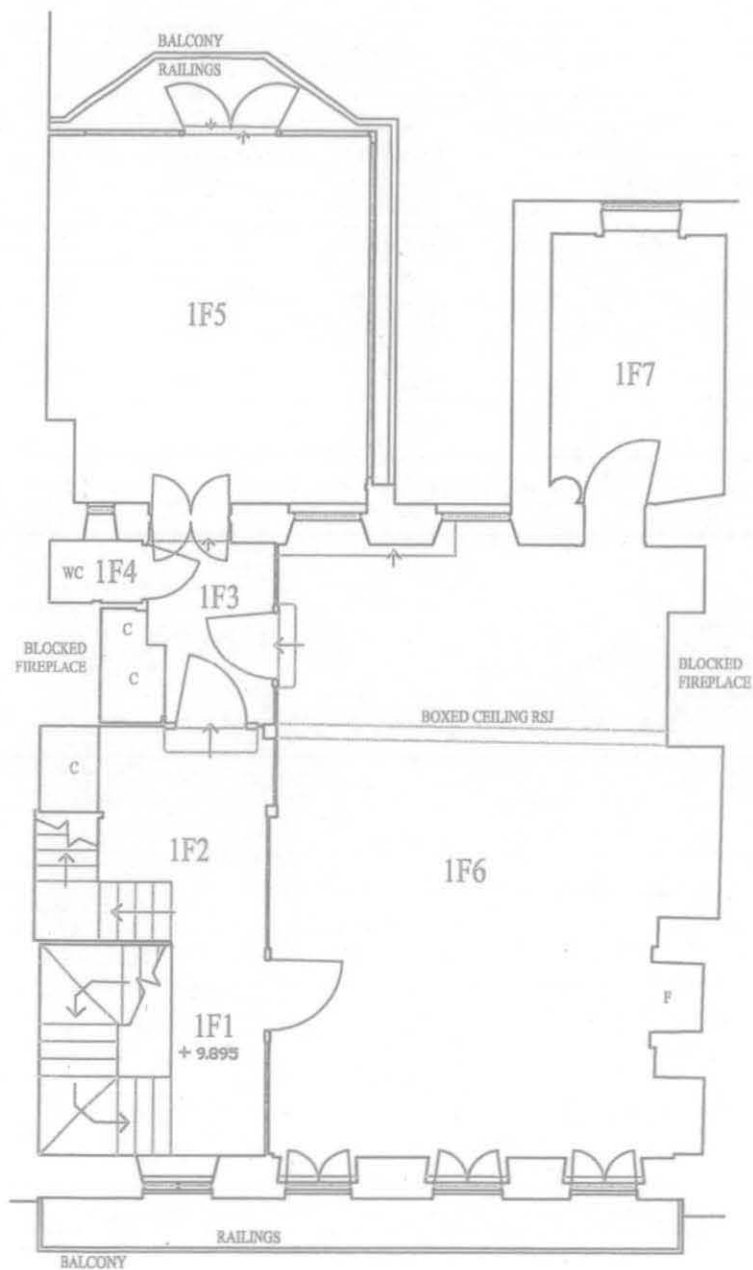


Fig 6 Plan of building at 1st-floor level (1:100)



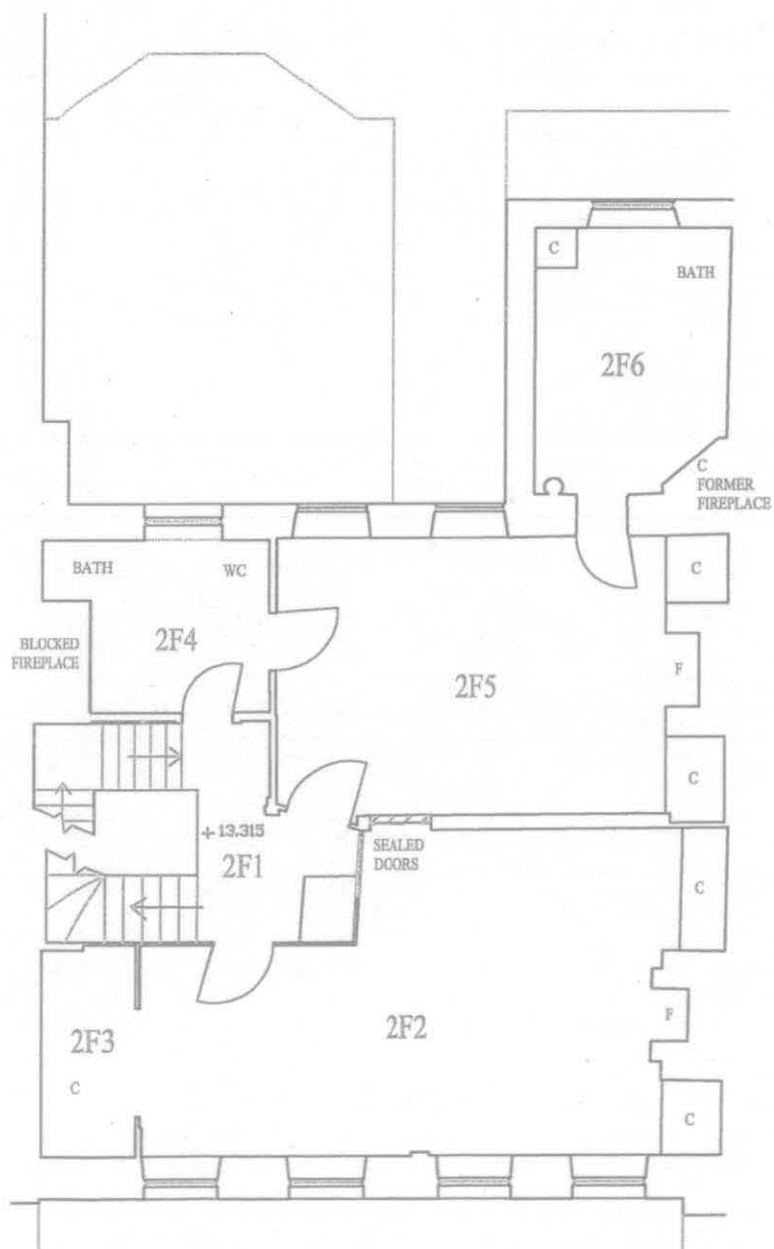


Fig 7 Plan of building at 2nd-floor level (1:100)

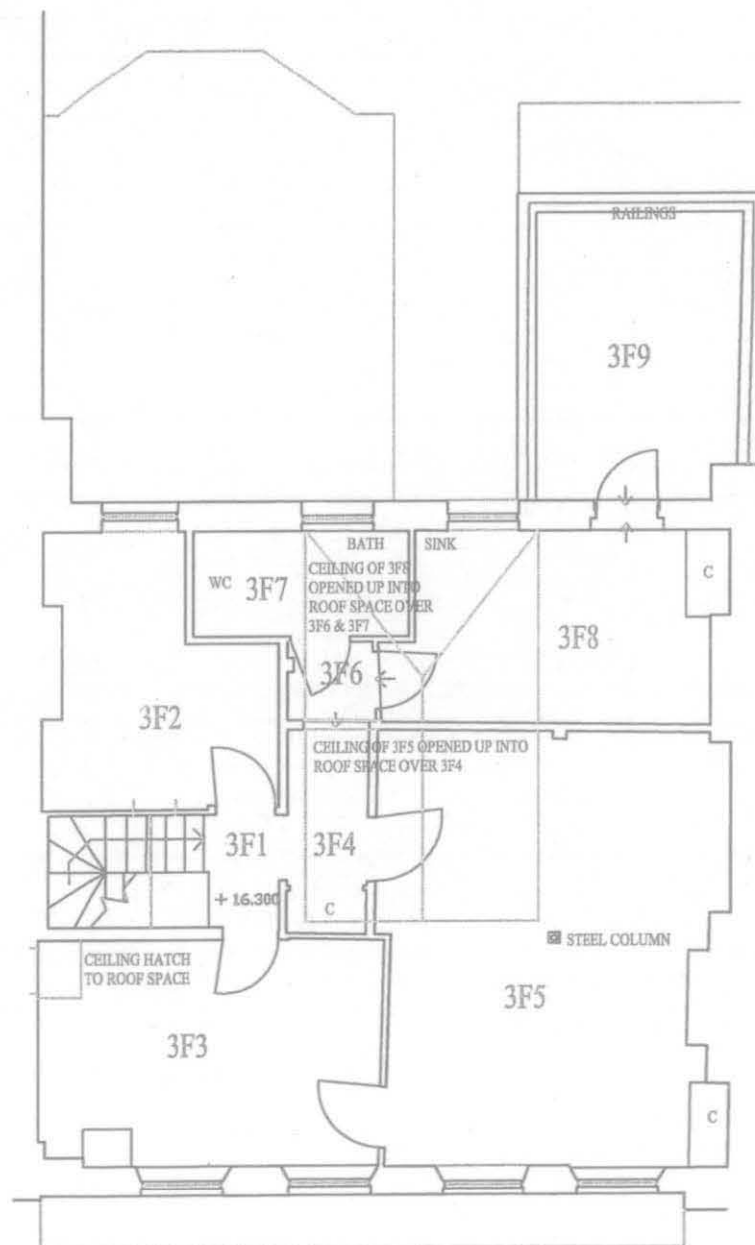


Fig 8 Plan of building at 3rd-floor level (1:100)

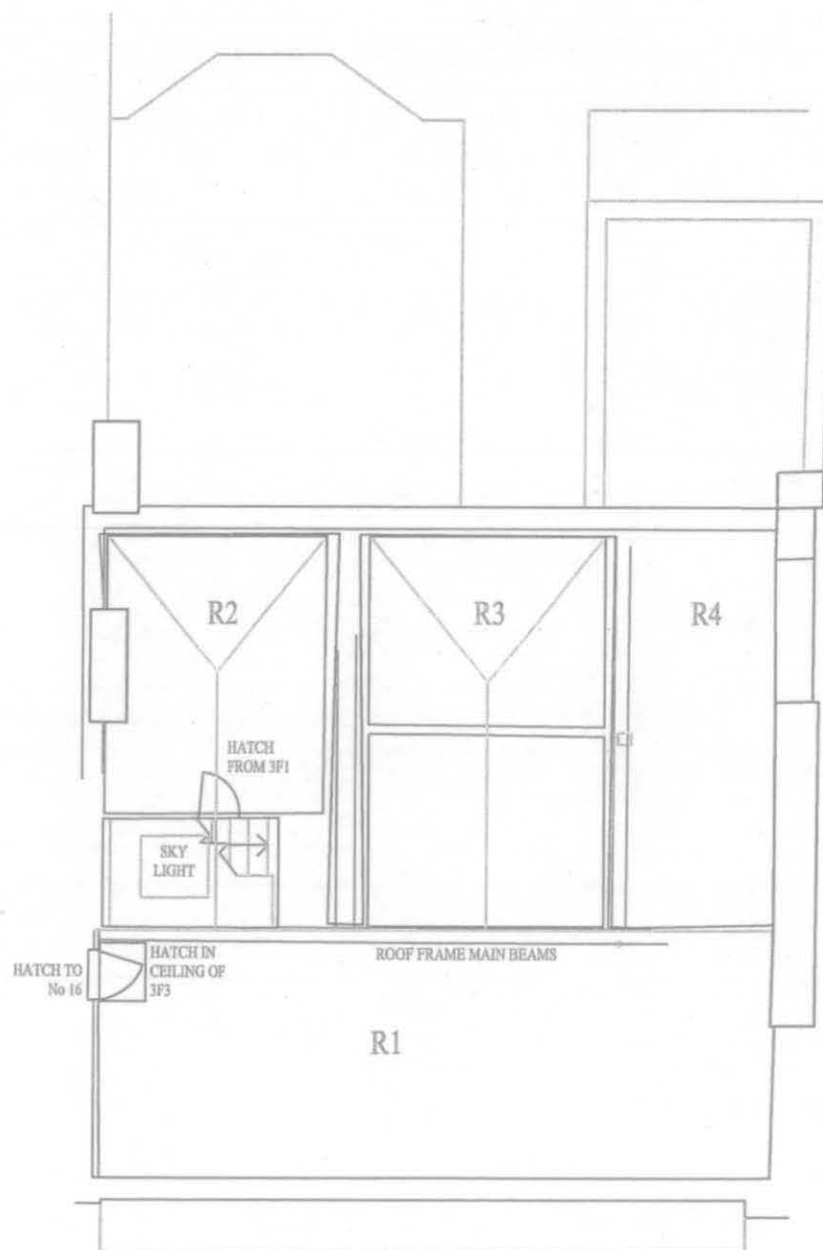


Fig 9 Plan of building at roof level (1:100)

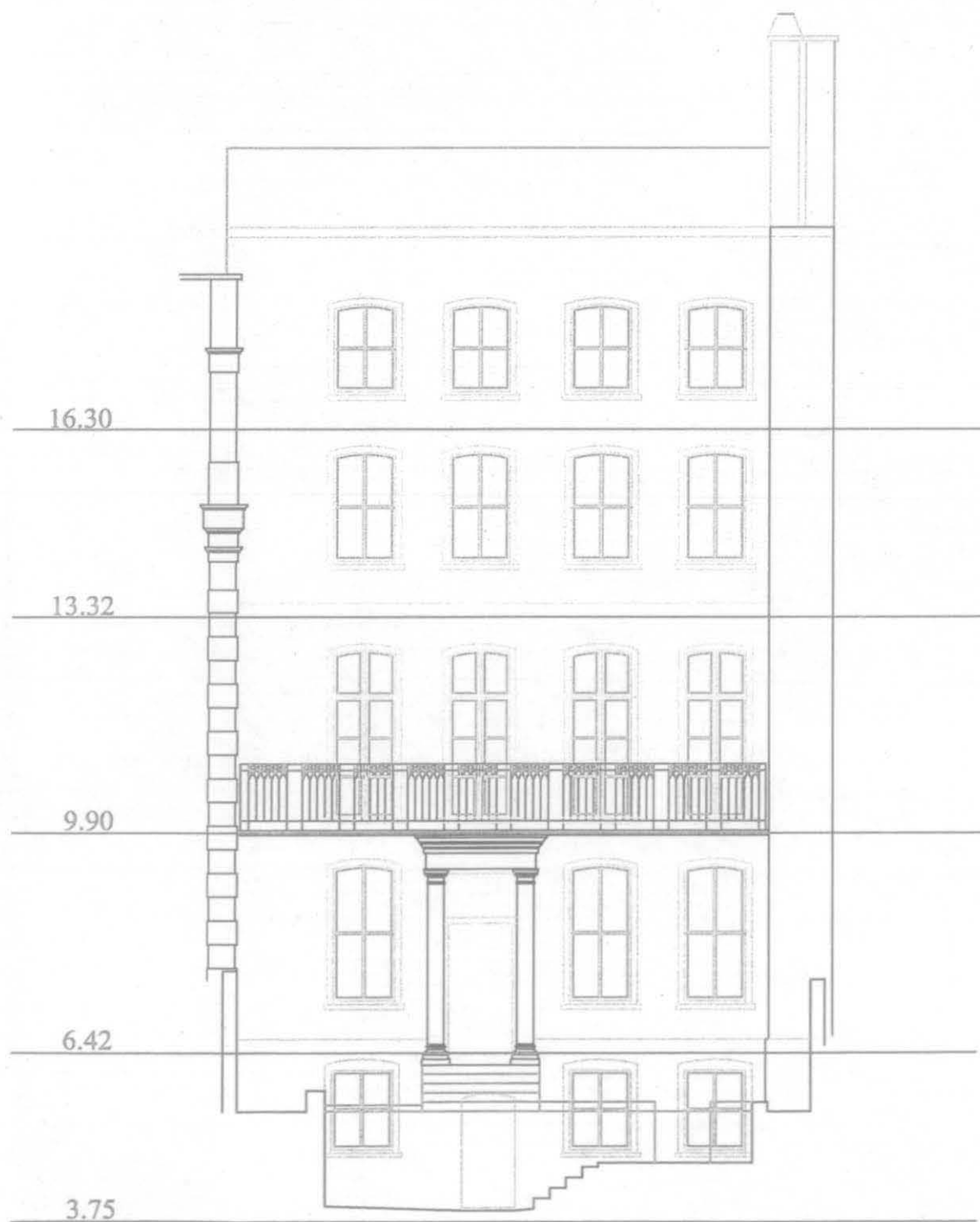


Fig 10 South elevation (street front), looking north (1:100; A J Browne, Architects)



Fig 11 North elevation (rear), looking south (1:100; A J Browne, Architects)



Fig 12 Sectional elevation from south to north through western third of building, looking west (1:100)



Fig 13 Sectional elevation from north to south through centre of building, looking east (1:100)

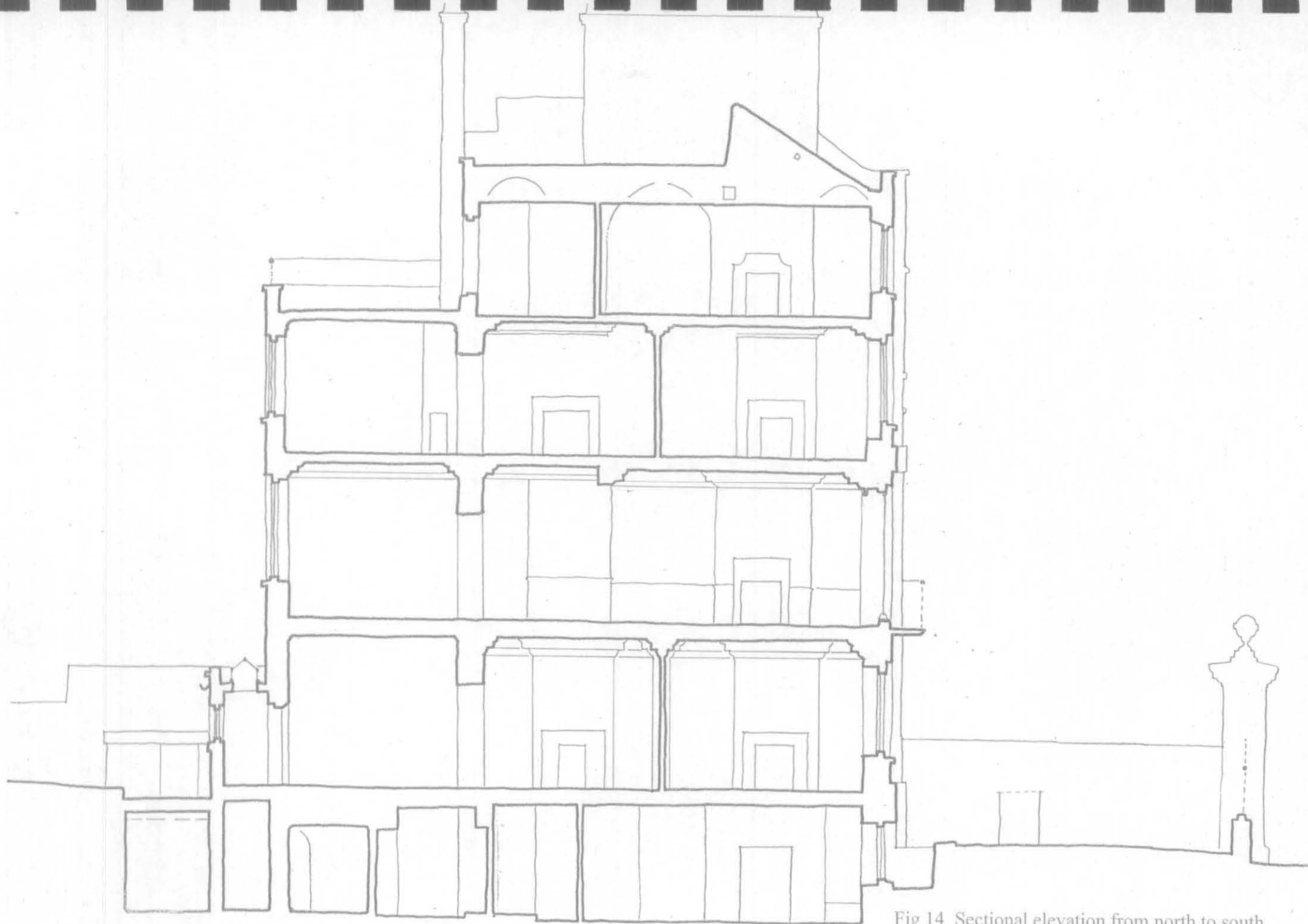


Fig 14 Sectional elevation from north to south  
through eastern third of building, looking east (1:100)



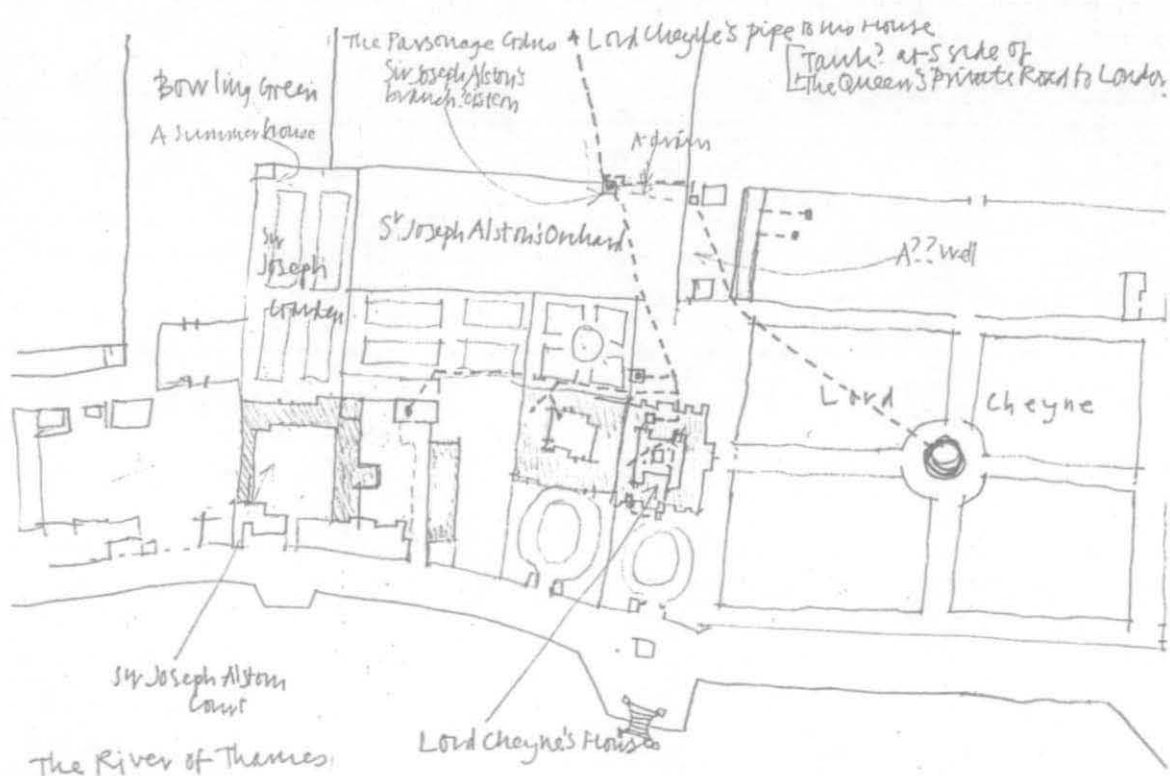
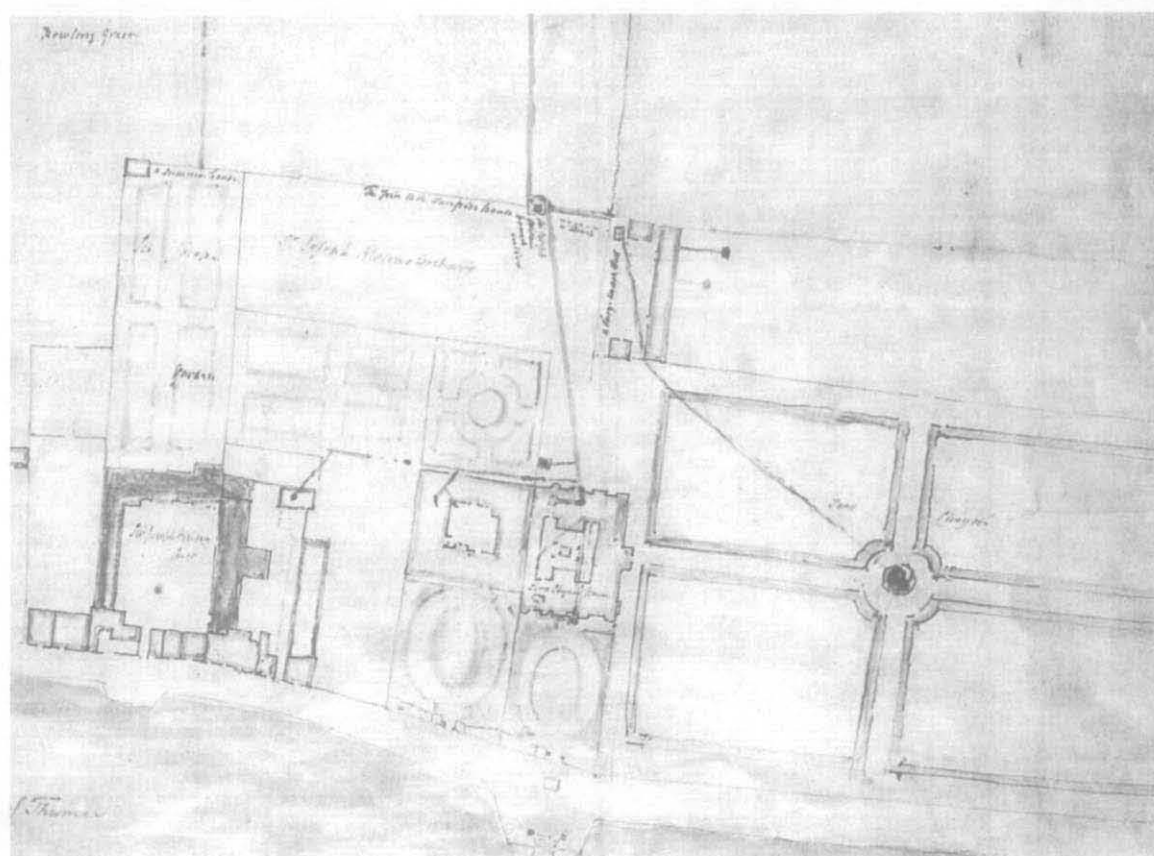


Fig 15 Plan of the site c. 1706 (from tracing in RBKC Chelsea)



Fig 16 Plan of the site c 1717 (from Desmaretz)

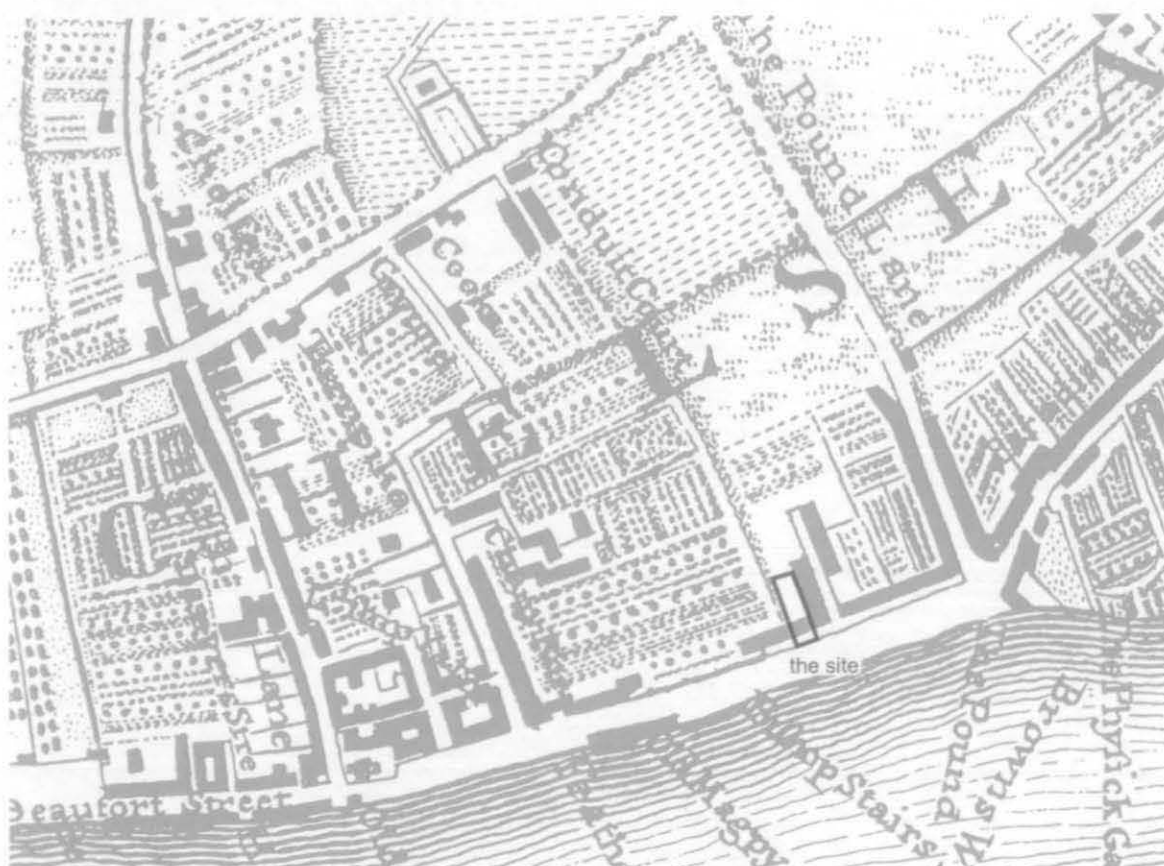


Fig 17 Plan of the site in 1746 (from Rocque)

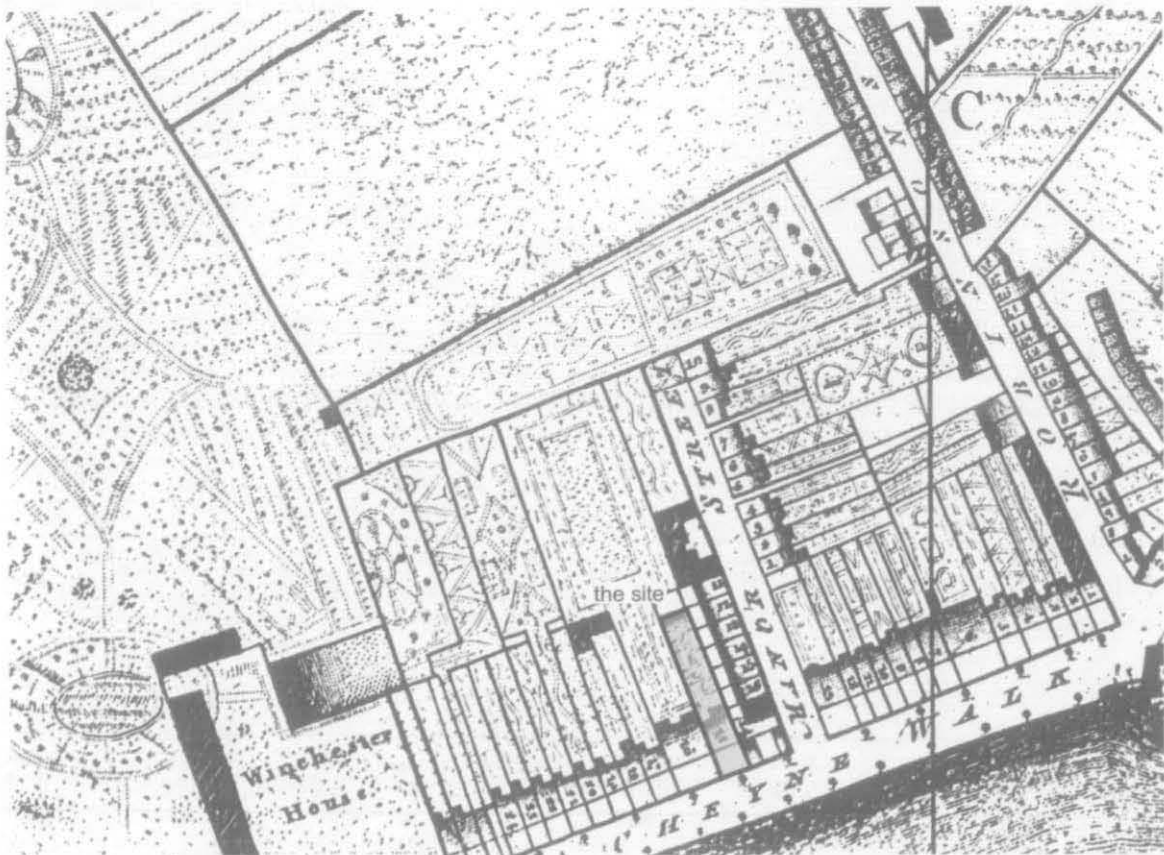


Fig 18 Plan of the site in 17945 (from Horwood)



Fig 19 Plan of the site in 1865 (from OS 1868)

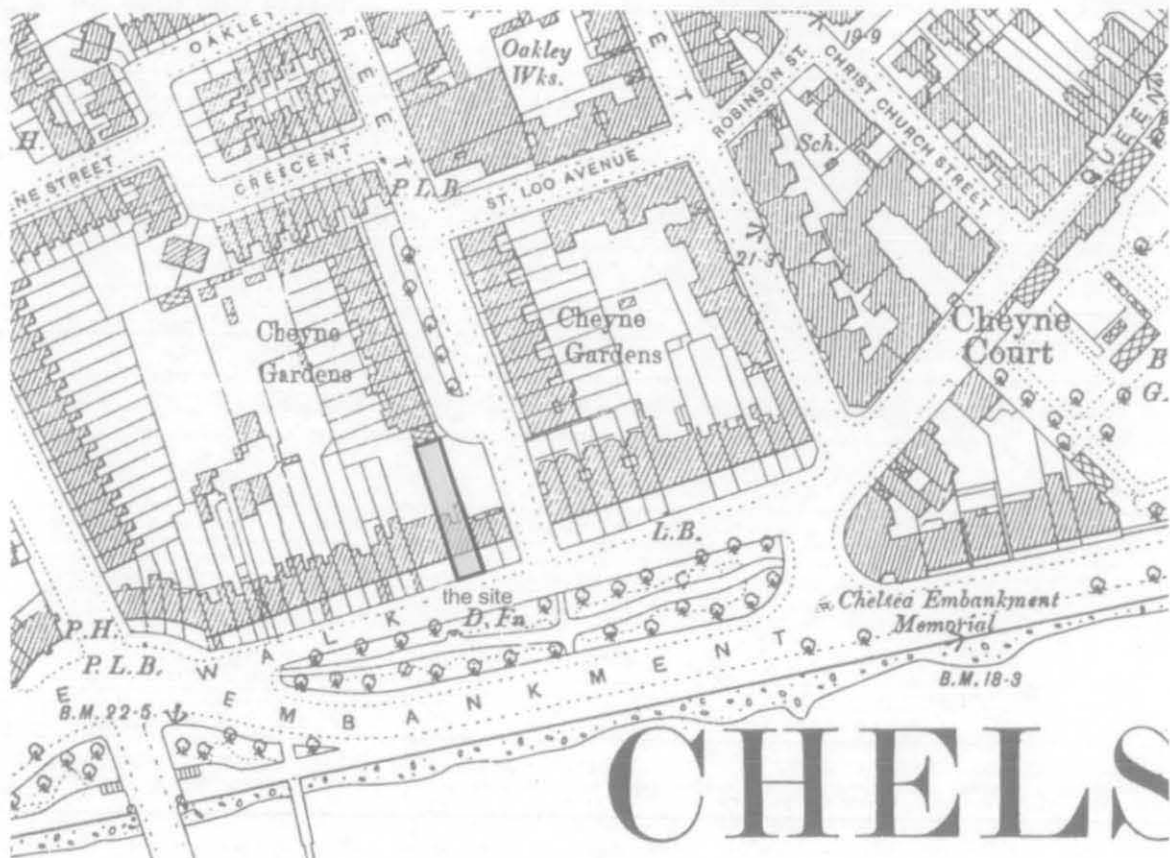


Fig 20 Plan of the site in 1893 (from OS 1897)

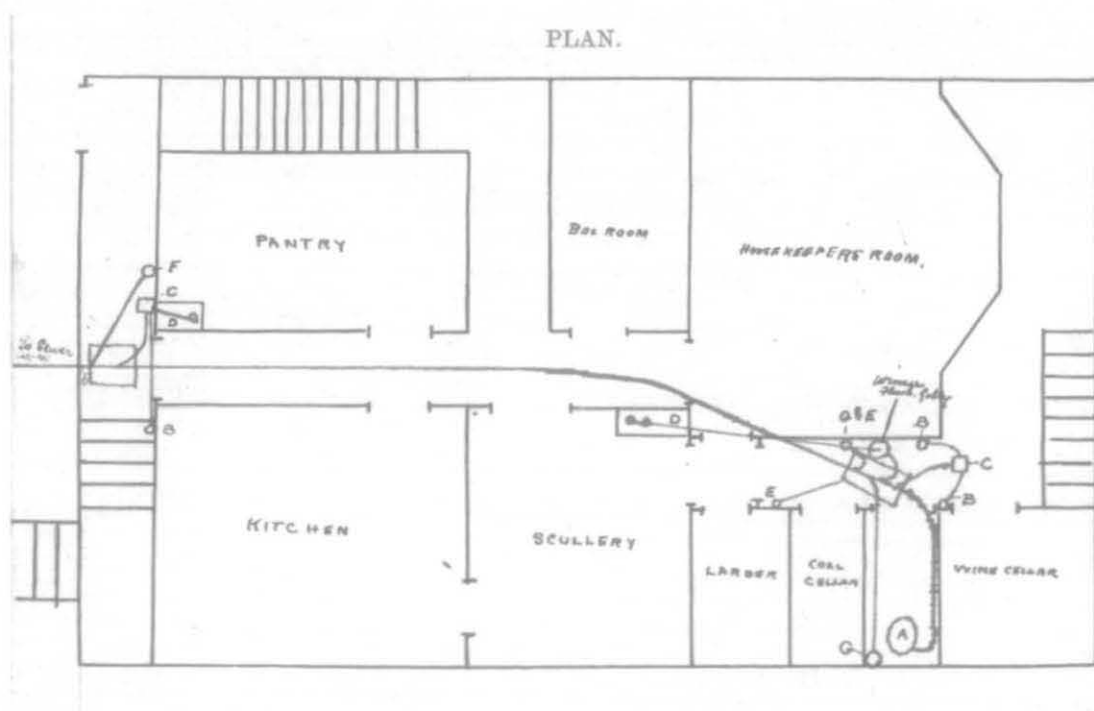


Fig 21 Schematic plan of basement in 1895 (Drainage Plan, RBKC)



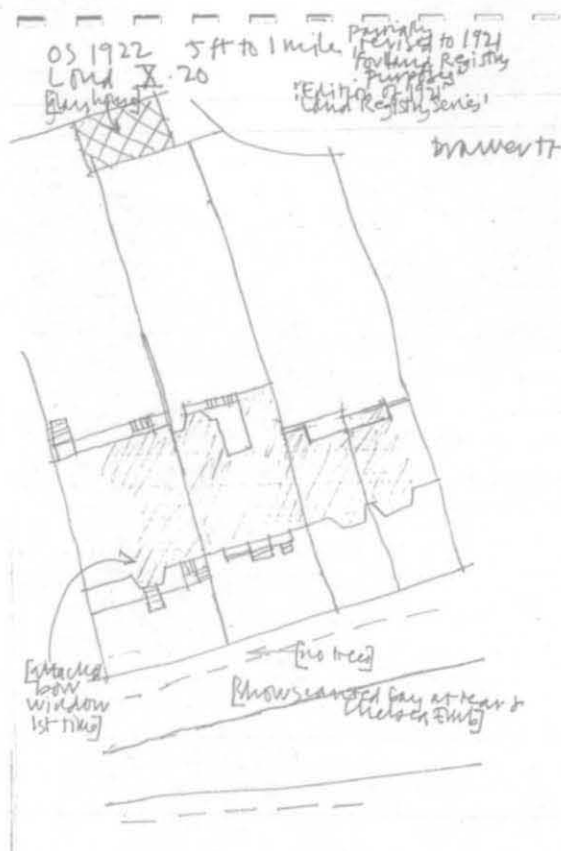


Fig 22 Plan of the site in 1921 (from OS 1922)

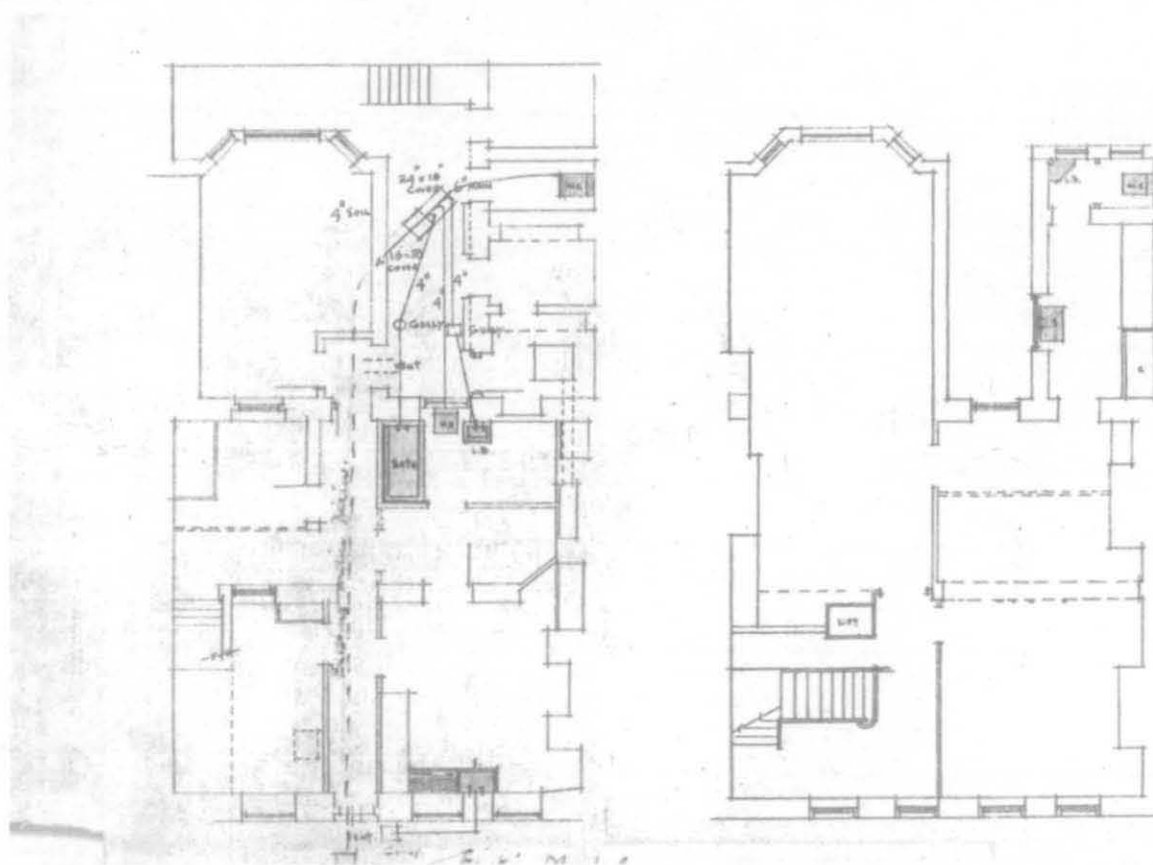


Fig 23a Plans of interior in 1951 (Drainage Plan, RBKC)

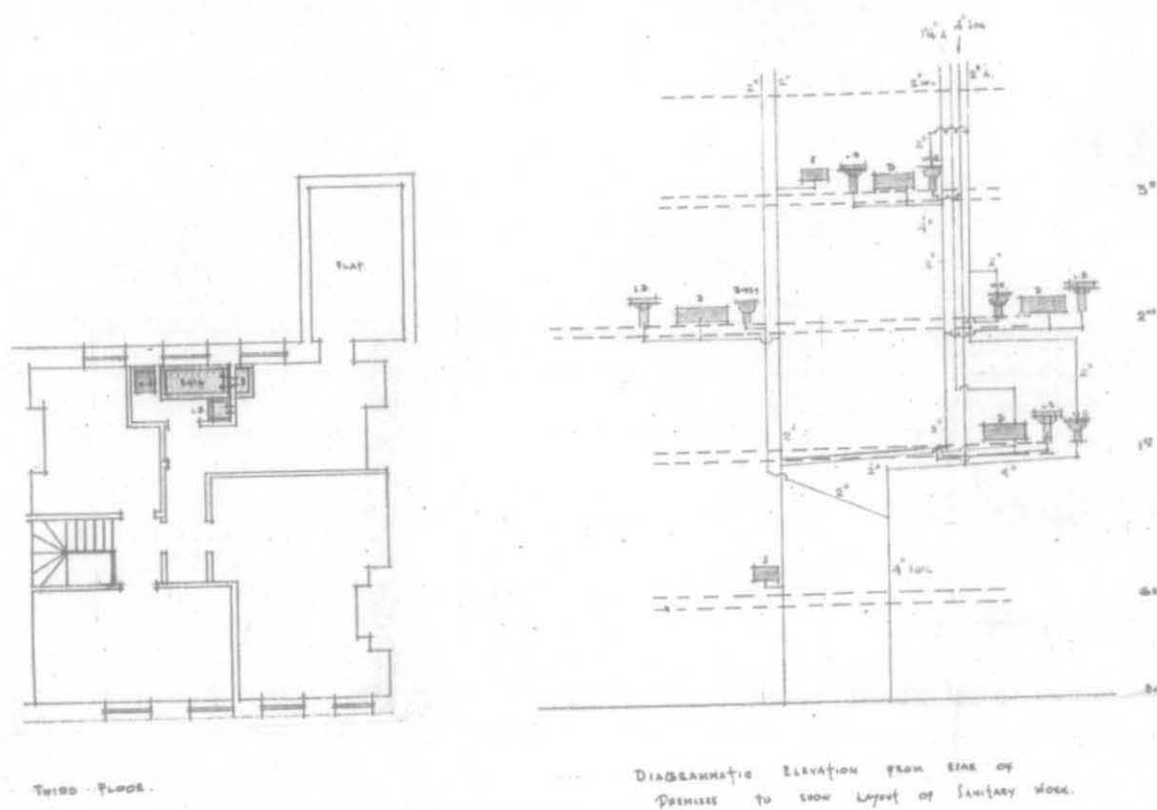


Fig 23b Plans of interior in 1951 (Drainage Plan, RBKC)

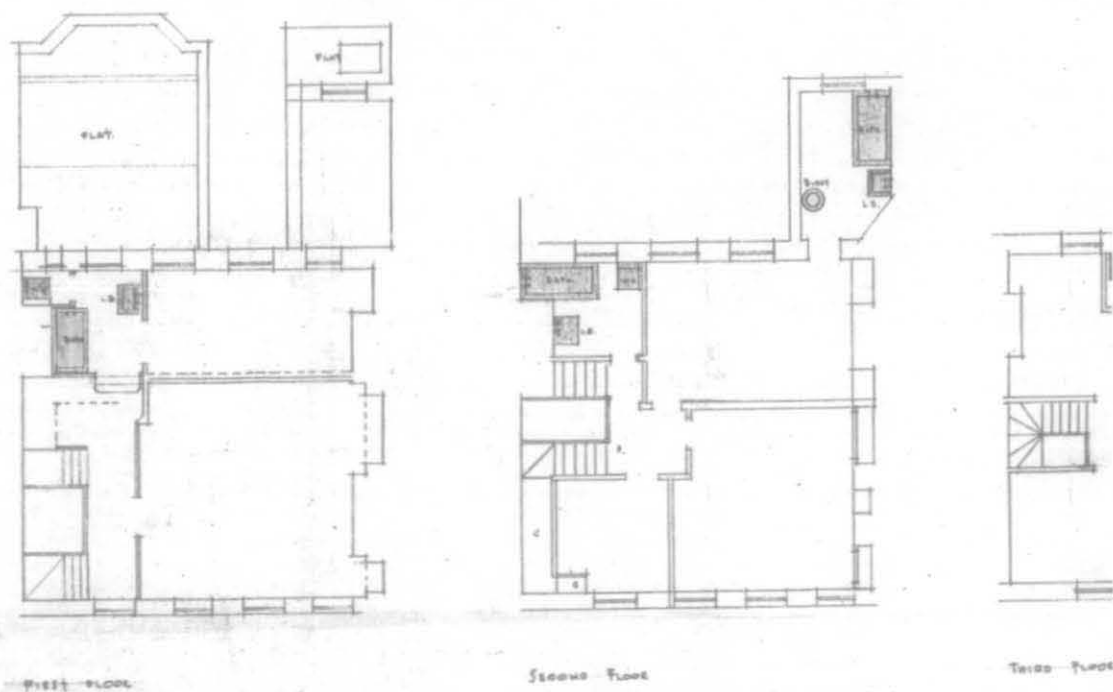


Fig 23c Plans of interior in 1951 (Drainage Plan, RBKC)



Fig 24 Detail of the south front of house, including garden, door steps and door case, basement area, windows and 1st-floor balcony; looking north-east



Fig 25 North (rear) front of the house; looking south (A J Browne, Architects)





Fig 26 Hipped ends of two roofs running from south to north; looking south-west



Fig 27 Brick wall [31] running south to north at the north west corner of the rear basement area, B8 (above the scale rod), looking west. The canted bay windows of the rear west wing and its ground-floor bridge to the garden are also shown





Fig 28 Principal staircase, between G1 and 1F1; looking west



Fig 29 Isolated stair string [9] surviving above a door frame in G3, indicating the former existence of a staircase there between the ground and 1st floors; looking north-west.  
Hatch to later food hoist [17] in foreground



Fig 30 Continuous high quality panelling [10] under the principal staircase on the ground floor, originally intended to be seen and later partially masked by the insertion of a door and staircase down to the basement (the door is ajar to show the panelling); looking north-west



Fig 31 Consistent plain panelling and door frames [52] around the east and south sides of 2F1; looking east





Fig 32 Dog-leg staircase between 2F1 and 3F1, indicating the probable original width of the service stair compartment; looking west from 2F1.



Fig 33 Plain panelling [49] on the south face of chimney breast [25], visible in the north wall of 2F1, and offset panelling [50] and inconsistent door frame [51] to its east, the latter probably inserted later when the service stair compartment was enlarged; looking north-west



Fig 34 Plain panelling [52] facing 2F2; looking north-west. Room 2F2 was originally divided into two rooms, each entered from 2F1 by a separate door, that to the east being sealed shut when the rooms were later thrown together. Another door to room 2F5 to the north is probably a later insertion



Fig 35 Inside the monopitch roof space of R1, looking north-east at the adjoining southern ends of two (formerly three) double-pitched roofs, R2 and R3





Fig 36: Rear basement yard B8, looking south, showing brick reinforcement [65] of the external face of the east rear wing (A J Browne, Architects)



Fig 37 High-quality panelling [15] inserted to form a new west wall in the former kitchen, dividing B16 from a passage beyond, B17; looking north-west. The panelling is too large for its present position and was perhaps taken from elsewhere in the house. The dado rail has been shaved to allow the glass-panelled door to swing flat against this wall, suggesting that the dresser was added to the wall later (A J Browne, Architects)



Fig 38: Head of principal staircase on 1F1, and enlarged service stair beyond, rising from 1F2 to 2F1, the latter rearranged as an open-well newel staircase similar to the former; looking north



Fig 39 Plain panelling on the west wall of B18, probably original, underneath and predating the addition of service staircase [16] between G1 and B4; looking north-west (A J Browne, Architects)





Fig 40 Southern half of 1F6, showing one of two chimney breasts and fireplaces in this room, and highly decorated cornice; looking south (A J Browne, Architects)



Fig 41 Northern half of 1F6, showing second of two chimney breasts and fireplaces in this room, RSJ running from west to east across the ceiling, decoratively boxed, and a different form of cornice from that in the southern half of the room; looking north, with 1F7, a small room in the east rear wing, beyond (A J Browne, Architects)



Fig 42 Functioning window and former window remade as a full-length doorway opening on to the flat roof of the west rear wing, with a small window inserted for a new WC; looking south. The plat band on the rear wall of the house, at 2nd-floor level, resembles that on the front at 1st-floor level. The prefabricated aluminium and PVC conservatory was added later still (A J Browne, Architects)



Fig 43 Ceramic fire surround and cast-iron grate in B5; looking west (A J Browne, Architects)





Fig 44 Ceiling of 3F8 raised to the full height of hipped roof R3, forming a higher-level space partly over rooms 3F6 and 3F7; looking west (A J Browne, Architects)



Fig 45 Fire surround in 3F5 and steel column inserted, probably after the north wall of this room was moved northwards; looking east. The steel column has been reinforced recently with acrow props (A J Browne, Architects)

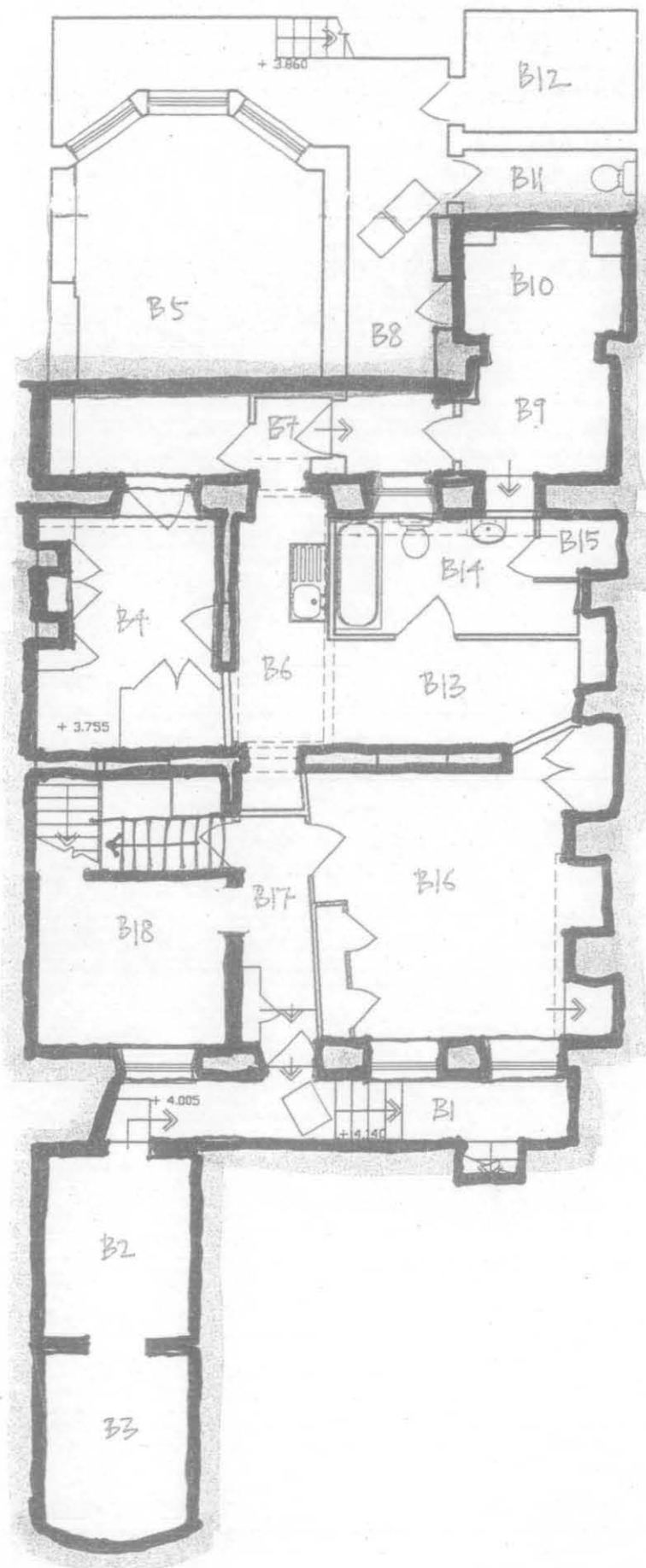


Fig 46 Sketch plan of suggested original layout of basement

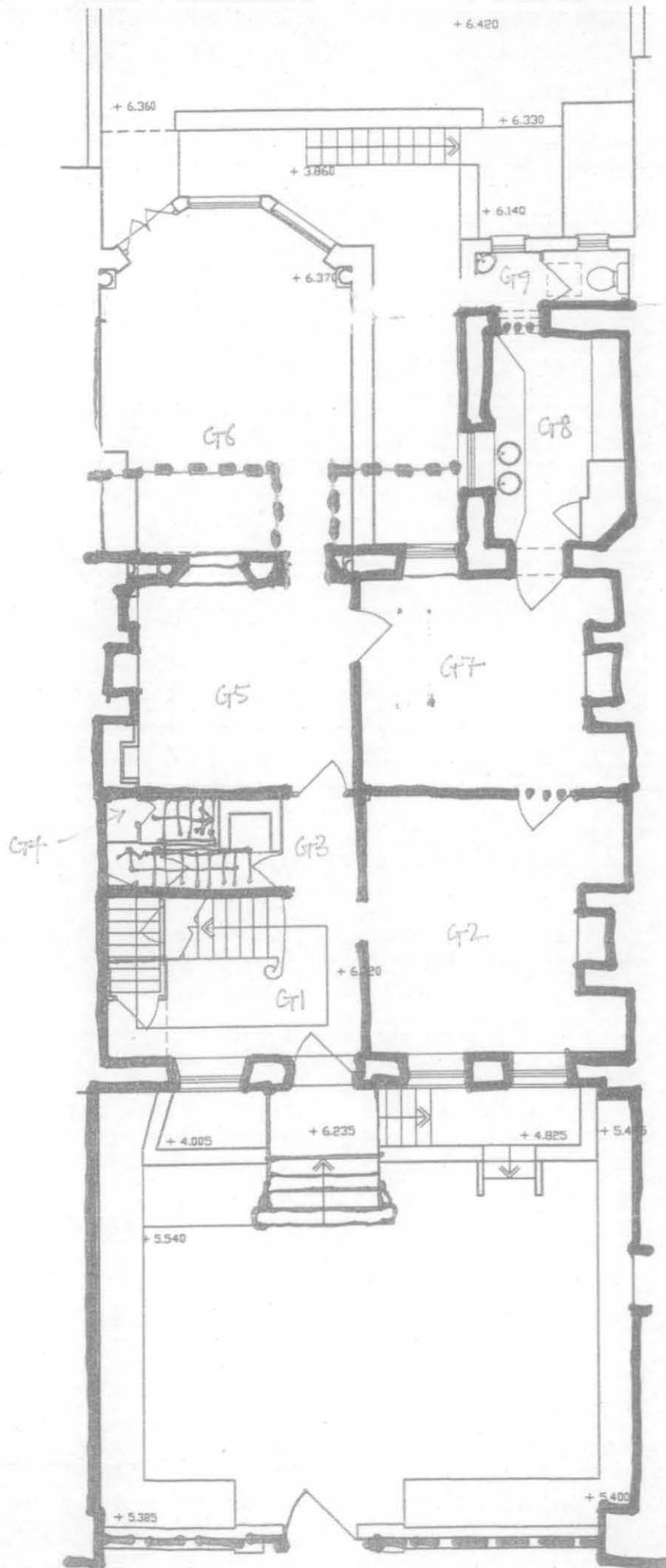


Fig 47 Sketch plan of suggested original layout of ground floor

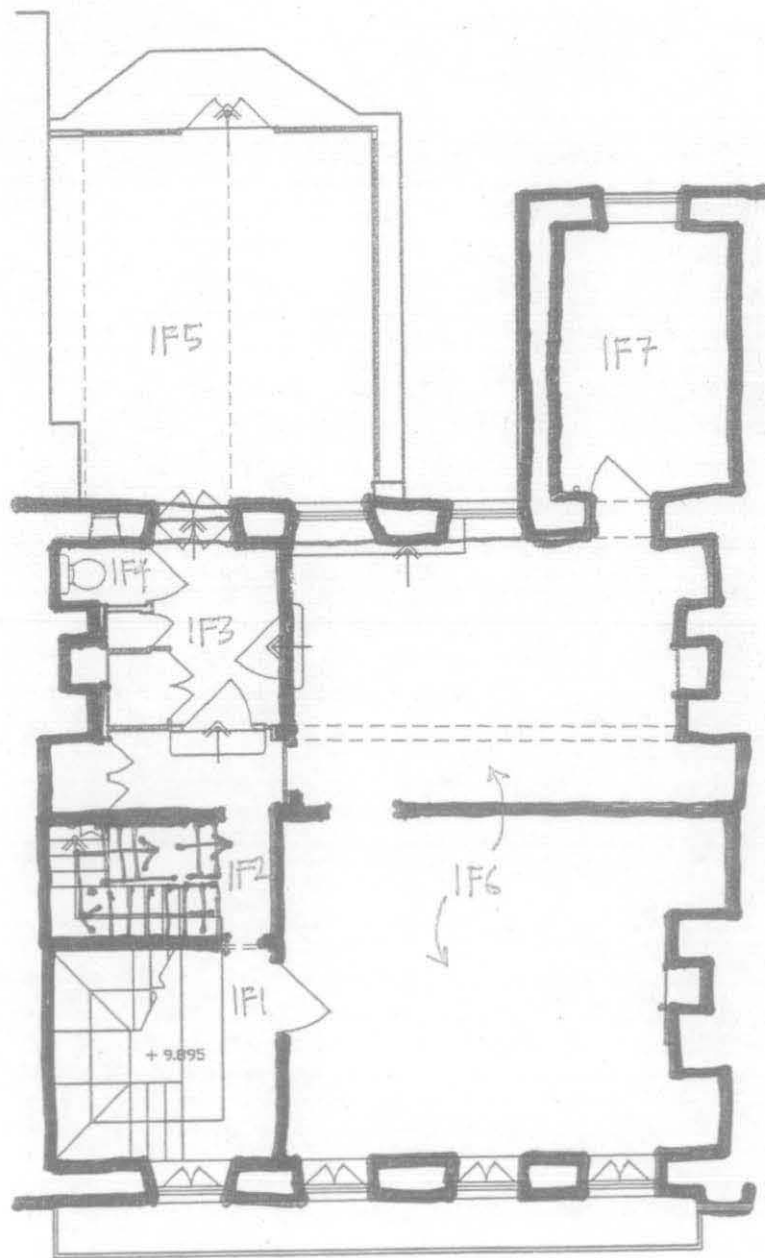


Fig 48 Sketch plan of suggested original layout of 1st floor

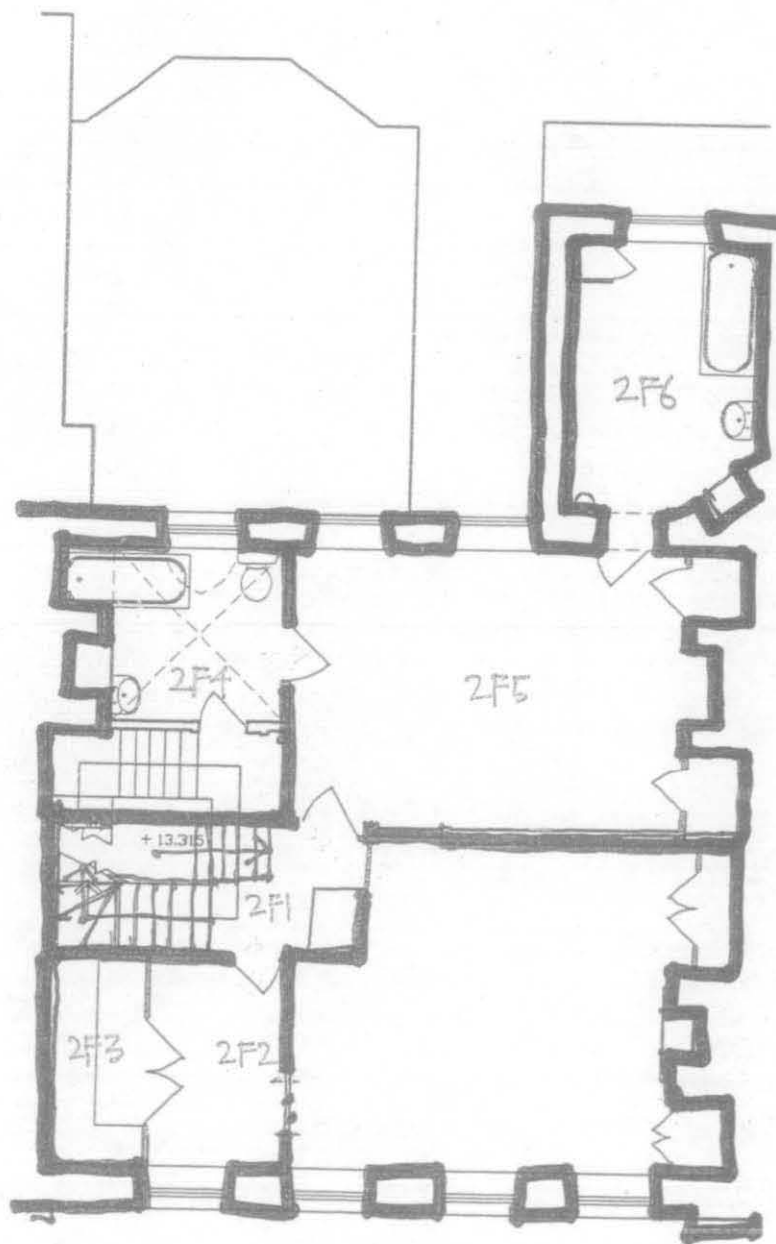


Fig 49 Sketch plan of suggested original layout of 2nd floor

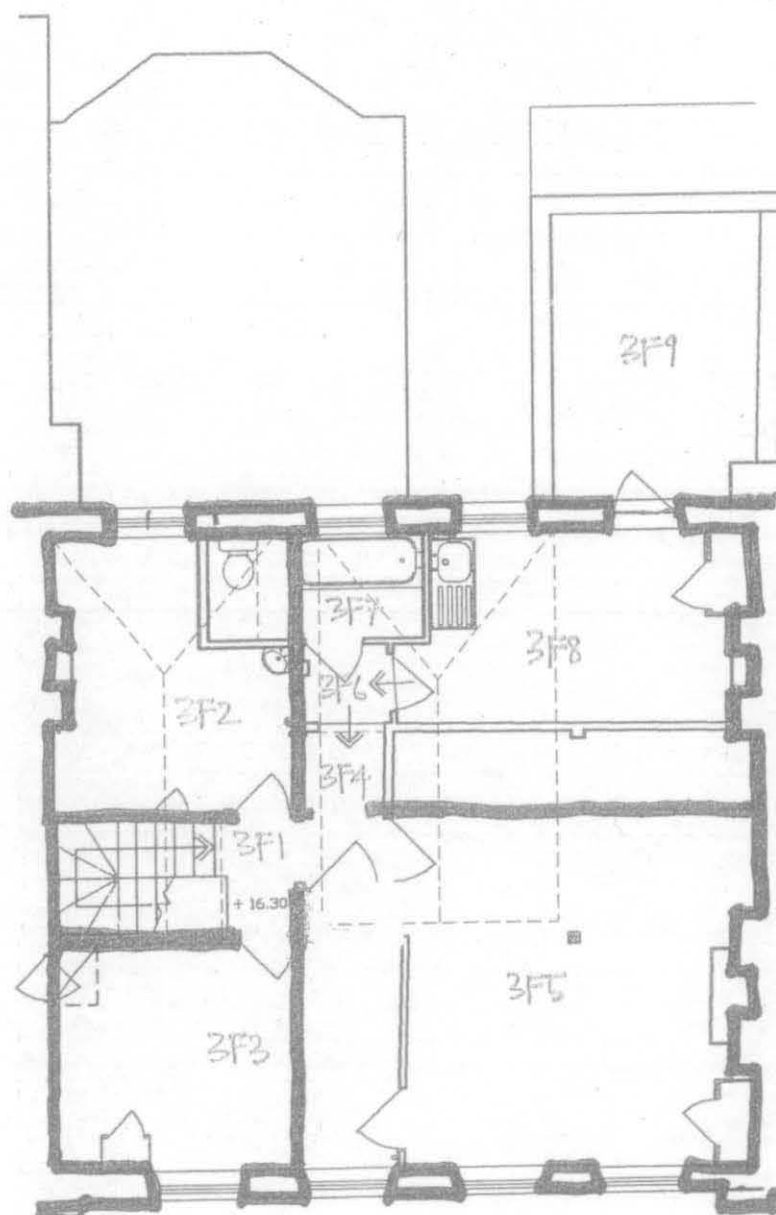


Fig 50 Sketch plan of suggested original layout of 3rd floor

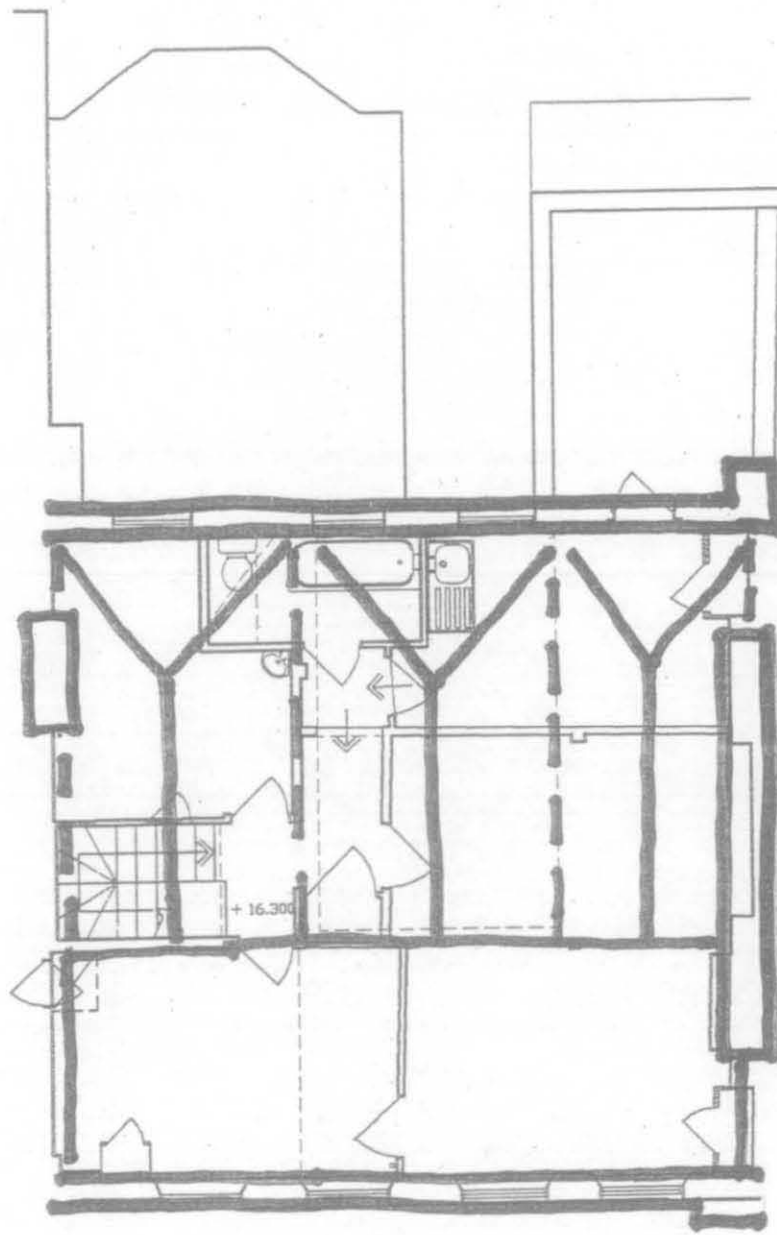


Fig 51 Sketch plan of suggested original layout of roof



## Appendix 1: List of archaeological photographs

Image number	Location	Direction of view	Description
057/04/1	B8	W	Brick wall [31] at base of wall
057/04/2	Exterior	SW	Hipped roofs R2 & R3
057/04/3	Exterior	SW	Monopitch roof R1, brick parapet [2], River Thames beyond
057/04/4	G3	WNW	Stair string [9] above doorway; food hoist [17] to E
057/04/5	G1, B4	NW	Panelling [10] continuous behind doorframe [63]; door ajar
057/04/6	1F1, 1F2, G1	NW	Head of principal stairs [6]; secondary stairs [7] to N
057/04/7	2F1	W	Stairs [8] [landscape]
057/04/8	2F1	W	Stairs [8] [portrait]
057/04/9	2F1	E	Post [34]; panelling & doorframes to 2F5 & 2F2 [52]
057/04/10	2F1	NW	Panelling [49] & [50]; doorframe [51] to 2F4
057/04/11	2F2	NW	Panelling & doorframes [52], reverse face
057/04/12	R1	NE	Truss [38] of R1; truss [39] of R2 to E; boards [41]; S-N beam [35]; W-E timber [37]
057/04/13	R1	NE	Truss [38]; white-painted lath & plaster [66]
057/04/14	Exterior	NE	S front of house, front garden & railings
057/04/15	Exterior	NW	S front of house, front garden & railings
057/04/16	Exterior	NW	S front of house, front garden & railings, piers
057/04/17	Exterior	NNE	S front of house [1], steps & doorcase to G1, balcony, sundial & two plaques at 1F
057/04/18	Exterior	N	Gate in front railings
057/04/19	G1	N	Detail of carved tread-end in stairs [6]





## Appendix 2: List of working drawings made on site

(a number with a letter suffix is on the reverse side of the same numbered sheet)

Drawing	Description
1	G front garden, brick E wall, pier, railings, N-S sect elev
2	G2, S wall & window, B1, G front garden, N-S sect elev
3	B1, B2, B3, W walls, S-N sect elev
4	B18, W wall, S-N sect elev
5	G1, W wall, stairs [16], B4, S-N sect elev
6	B17, E wall, N-S sect elev
7	B6, E walls, N-S sect elev
8	B7, E wall, N-S sect elev
9	B8 (rear area), E wall, steps up to garden, N-S sect elev
10	B14, N wall window, N-S sect elev
11	B14, B13, E walls, N-S sect elev
12	B16, E wall, N-S sect elev
12A	B4, N wall
13	G front steps up, B1, S-N sect elev
14	G1, front door, S-N sect elev
15	G1, G2, S wall, window, sect elev
16	G1, 1F1, W wall, stairs [6], S-N sect elev
17	G1, W wall & door to G3, S-N elev
17A	G4, N wall (brick S face of breast [25]), elev
18	G1, W wall, panelling at head of stairs [16], S-N elev
19	G4, W wall, S-N sect elev
20	G3, N wall, isolated stair string [9], W-E sect elev
21	G6, W wall, N wall, S-N sect elev
22	G8, W wall at NW corner, brick wall [31]; N end [18], S-N sect elev
23	G2, E wall, N-S elev
23A	G2, E wall, fire surround, W-E sect
24	G7, E wall, N-S sect elev
24A	G5, W wall, S-N sect elev
25	1F2, 2F1, W wall, stairs [7], S-N sect elev
26	1F2, 1F3, 1F4, W walls, S-N sect elev
26A	1F5, N end, S-N sect elev
27	1F6, 1F5, E wall, S-N sect elev
27A	1F7, E wall, N-S sect elev
28	1F2, 2F1, N wall, W-E sect elev
28A	2F4, W wall, S-N elev
29	1F2, 2F1, N wall, panelling, W-E elev
29A	2F6, E wall, N-S elev
30	2F2, E wall, N-S elev
30A	2F2, 2F3, N wall, W-E elev
31	2F5, E wall, N-S elev
31A	2F5, N wall, window, N-S sect elev; doorway to 2F6, N-S sect elev
32	2F1, 3F1, W wall, S-N sect elev
33	2F1, 3F1, staircase [7], W-E sect elev
34	3F1, W wall, S-N sect elev
35	3F2, W wall, S-N sect elev
36	3F1, N wall, R2, W-E sect elev

37	3F3, R1, W wall, S-N sect elev
38	3F8, N wall, E wall, N-S sect elev
39	3F9, 3F8, E wall, N-S sect elev
40	3F5, E wall, N-S sect elev
41	3F5, S wall, window & external pilaster, N-S sect elev
42	Roof, exterior, NW chimney stacks, plan & elevations
43	Roof, exterior, E wall, N-S sect elev
44	R1, N wall, R2, R3, W-E sect elev
45	Continuation to E of Drwg 44
46	R1 N of 3F1, W-E sect elev
47	Exterior, N wall (rear of house), elev
48	Exterior, E rear wing, W wall, elev
49	B5, B4 (part), E wall, S-N sect elev
50, 51	R1-R4, notes
52	E rear wing, W wall, external face, N-S elev
53	B9-B12, N-S sect elev (overlay to Drwgs 52 & 54)
54	B8, N end, G11, G12, N-S elev
55	TP1-TP4, location plan; TP1, TP2, plans, sects
56	TP3, plan, sect
56A	TP4, plan, sect

91-34

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GH-B4

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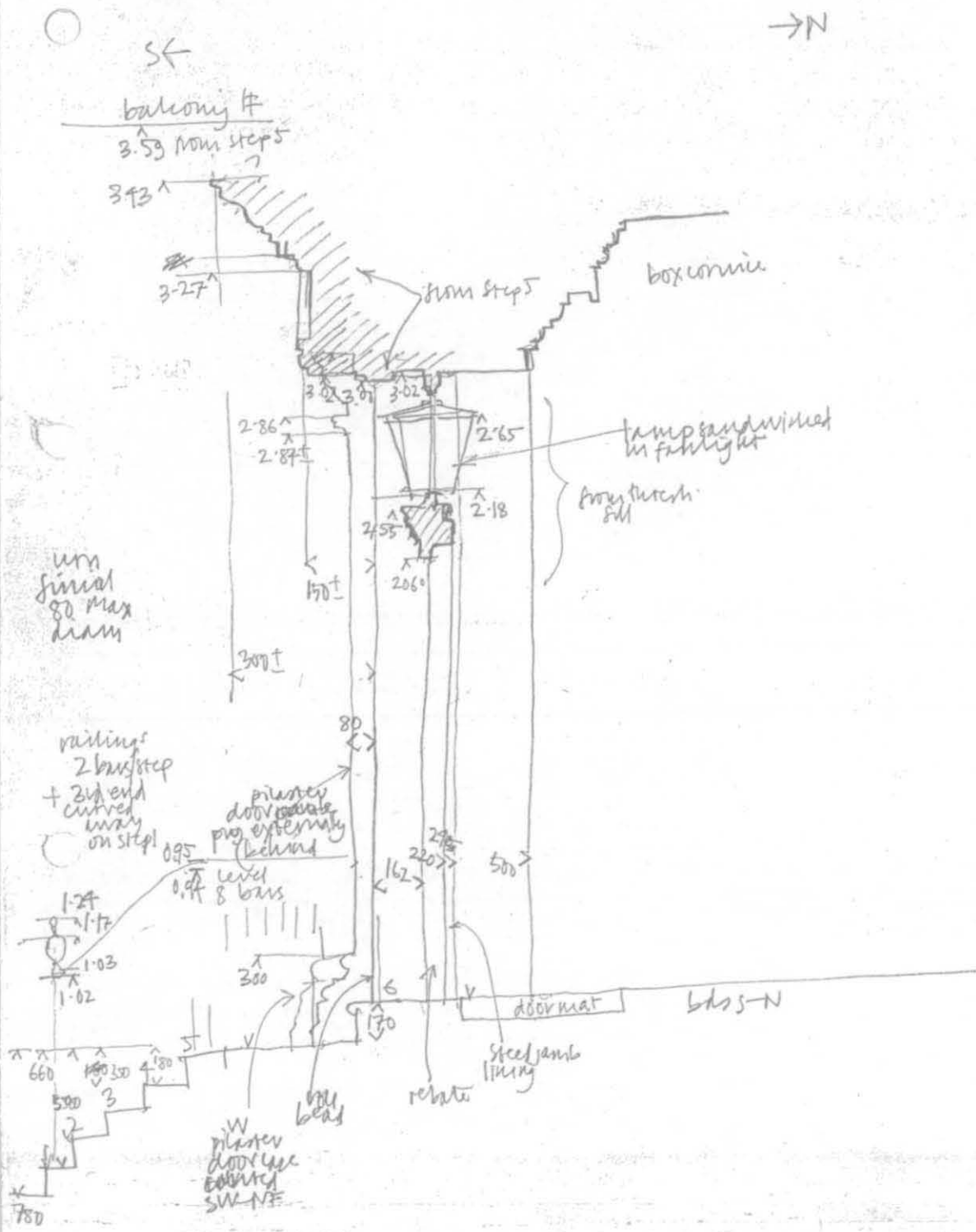
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CYW04

29/4/04

sect elev W-E G3 N W M

(20)

W ←

plan

sect elev

brick wall  
sett board  
moulds

hand

position in plan  
of sloping stair string

hinges

doorway  
lower hinges

→ E

hair  
bars

large beam  
N-S  
[67]

plain  
panelling  
obscured  
by 2  
steel  
beams

plain panelling  
on S wall is back of  
lower entrance  
panelling round  
main staircase

space for headroom  
above stair flight  
from G1 to B4

boarded  
stair flight  
from IF2 up to W

this stair string doesn't correspond to any  
existing arrangement of stairs

ceiling  
height  
completed  
50

cornice  
runs N-S

sim.  
cornice  
G1

sliding door

burnt  
water  
hoist  
facing  
S-E

concealed  
door  
up panel  
in W  
wall  
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this  
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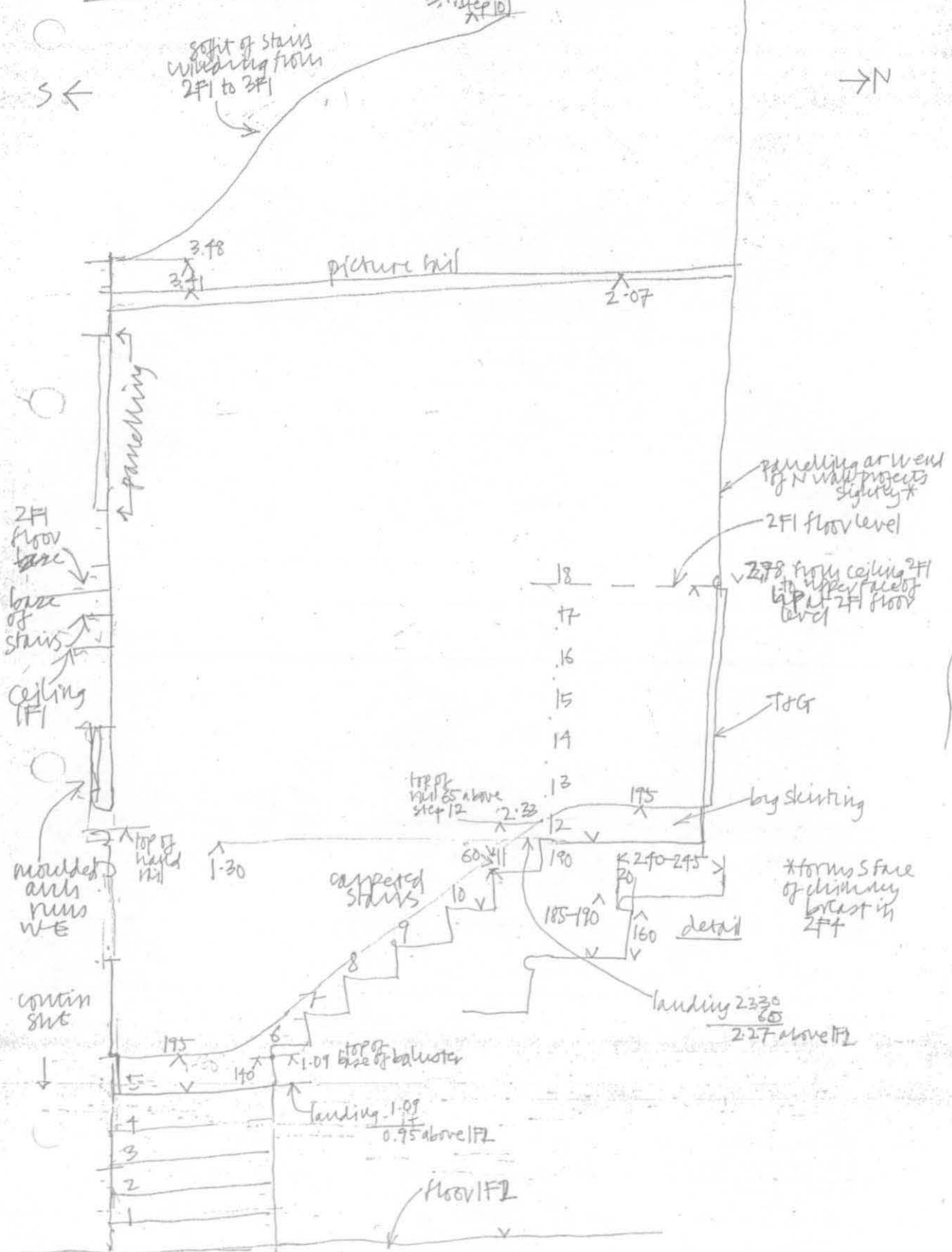
T&G

step up to N

jarret floor  
laid respecting  
walls to S & W

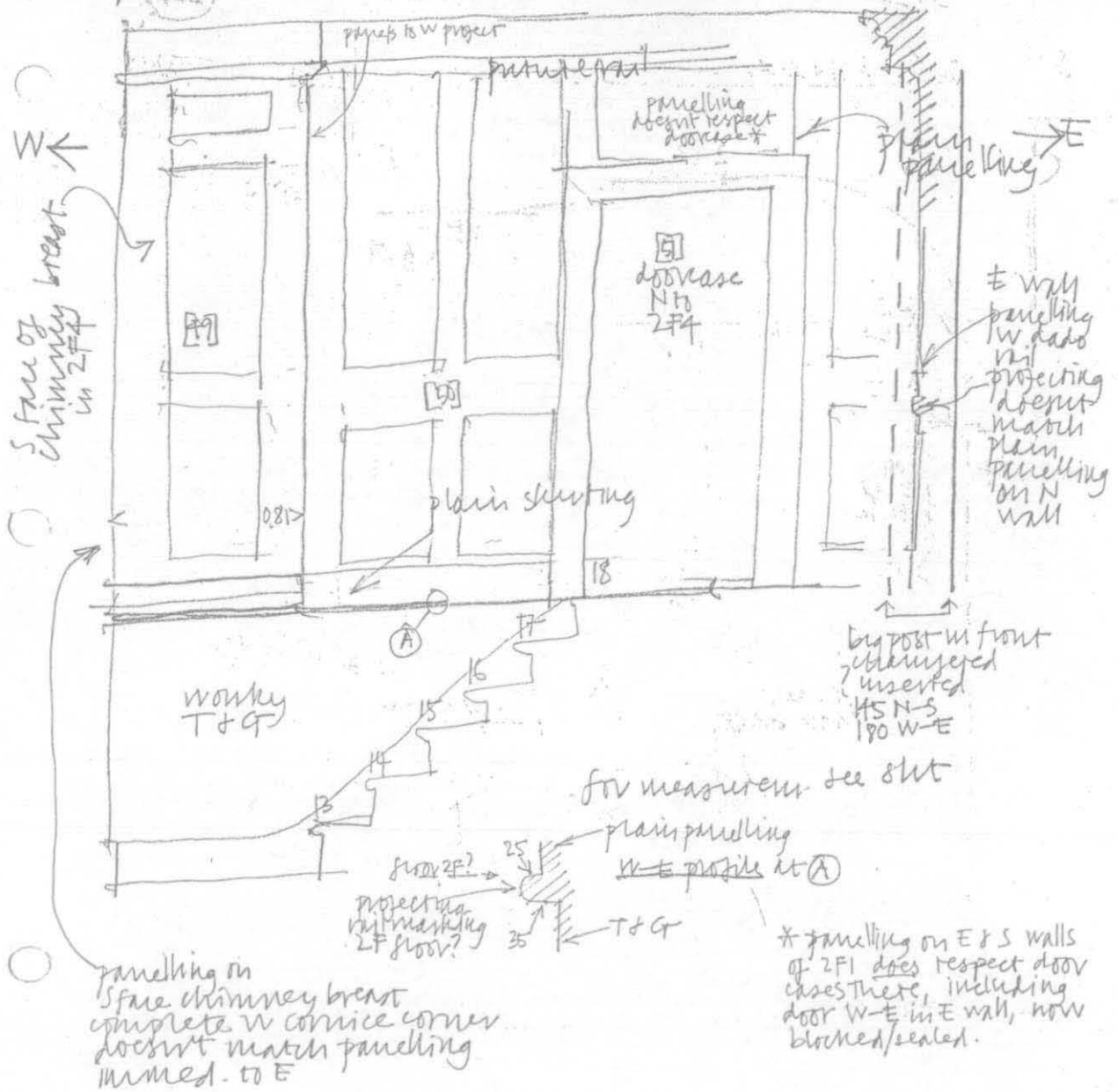
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sect elev W wall 1F1-2F1

3.94 ceiling 2F1 (25)  
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(28)



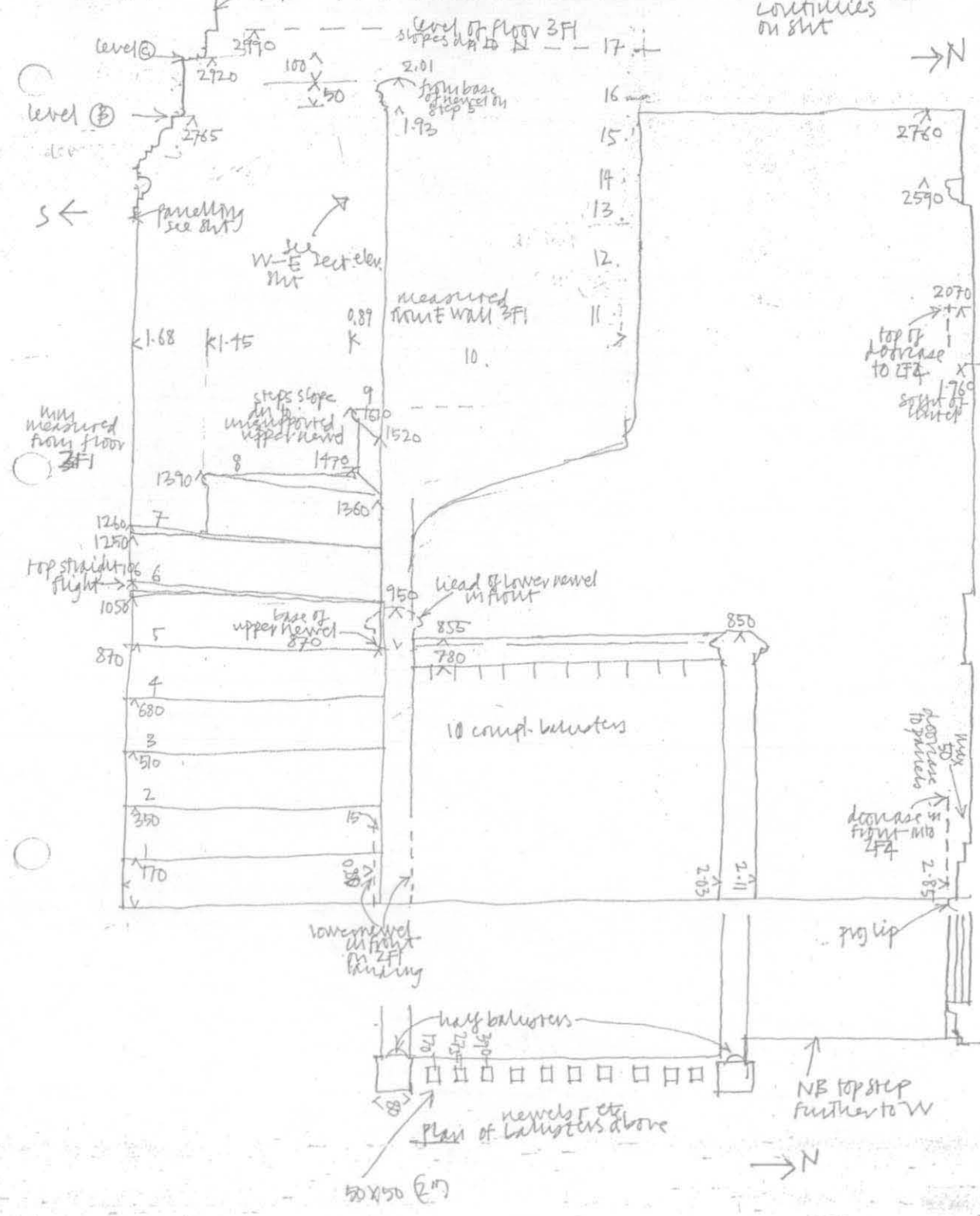
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27/1/04

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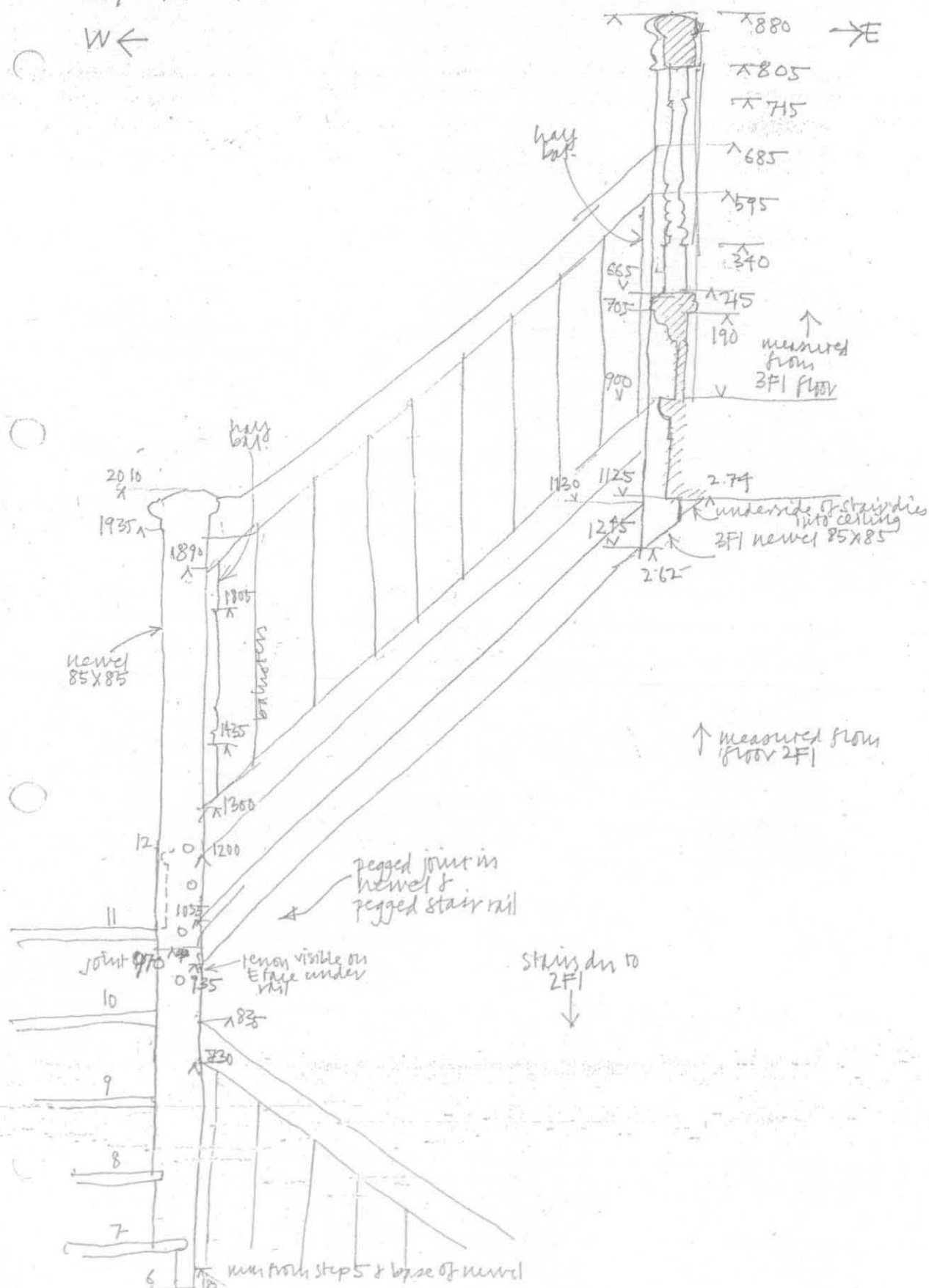
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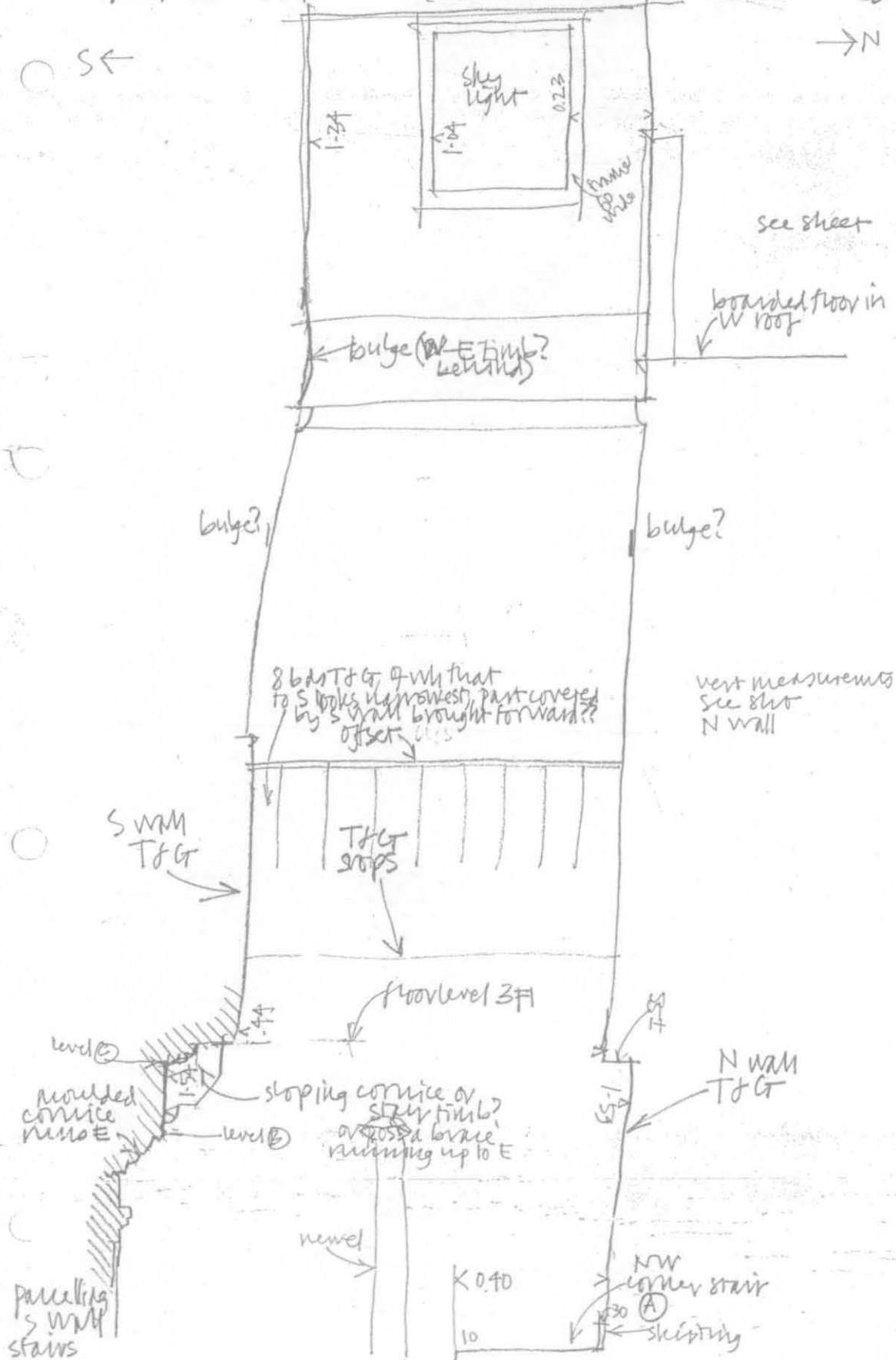


CYWP4

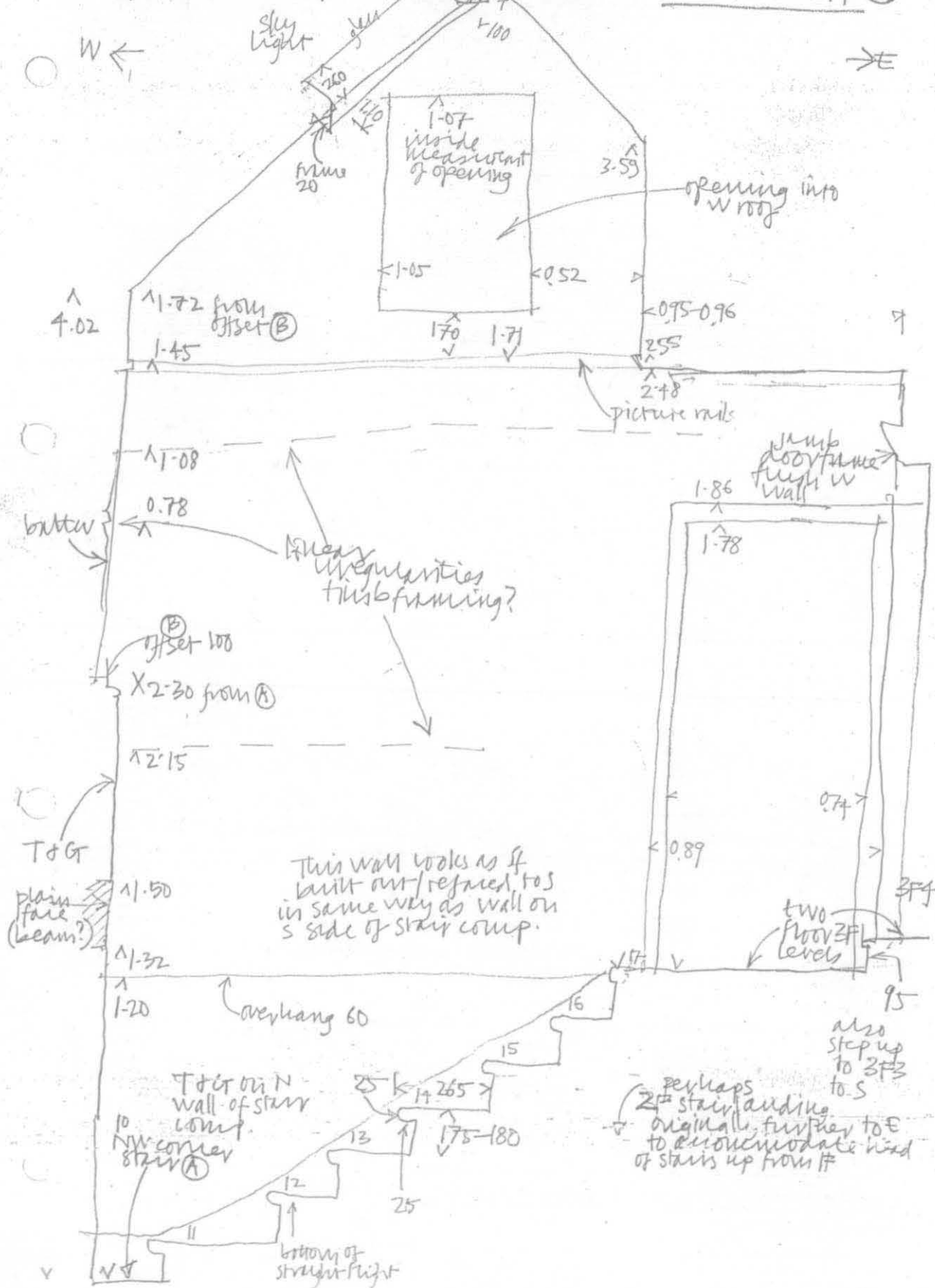
28/4/04

sect elev 3FI W W/M

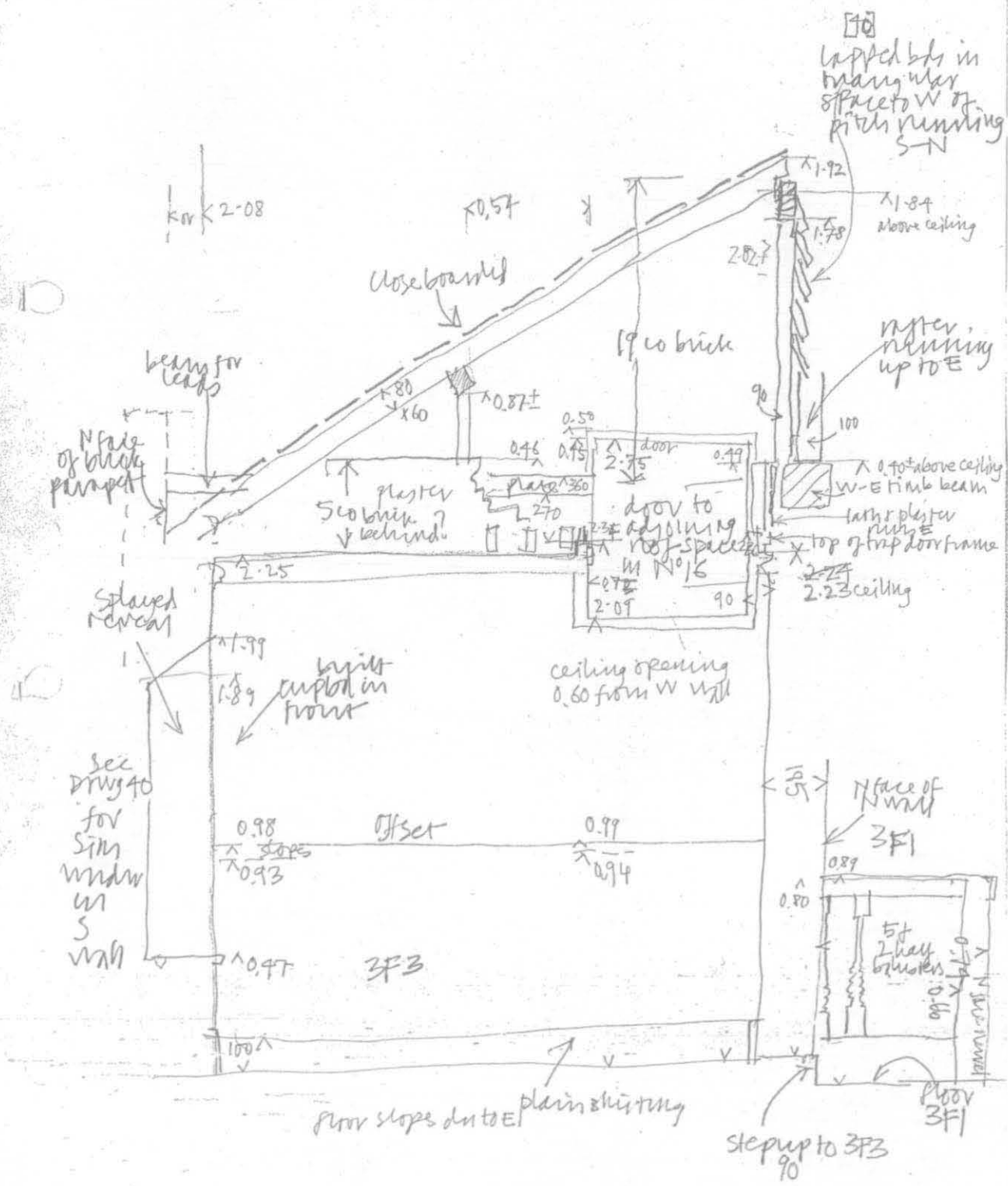
34



seut elev 371 (36)



○ \$ \leftarrow

 $\rightarrow N$ 

CYWO4 28/4/04

3F8 (through N wall) set the window & ceiling

step in from 3F6 to 3F7 to N  
100 3F7 to 3F8  
41 to

(38)

N ←

→ S

N wall thick  
225  
100  
385  
+ glen

1.44

x

225

x

1.44

x

1.44

x

1.44

x

1.44

x

1.44

x

1.44

x

1.44

x

1.44

x 2.13  
x 2.05

> 160

< 130

> 155

^ 0.81

^ 0.70

108

SH projects to

flat ceiling to E

2.88

2.41

2.41

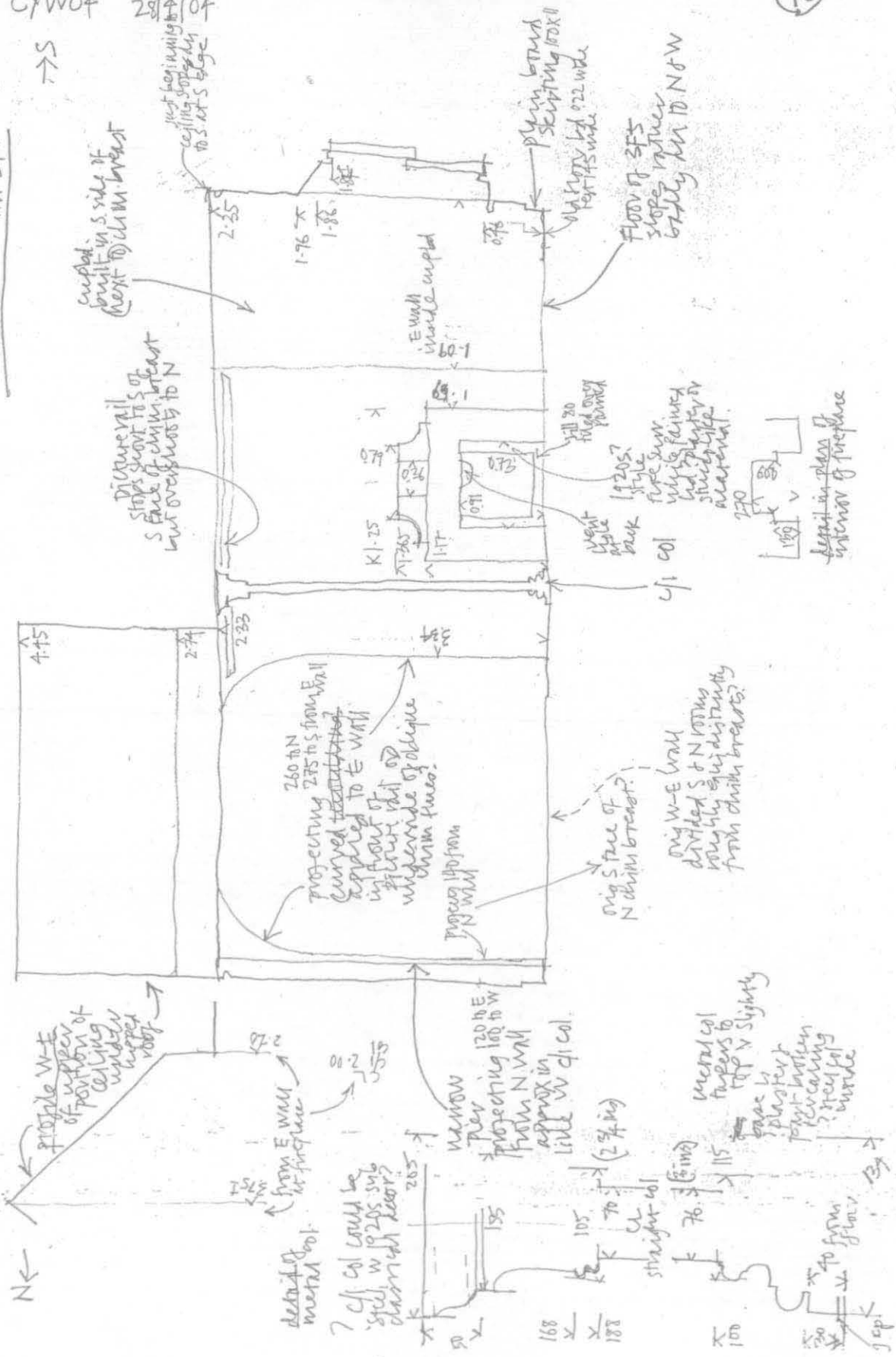
1.51



CYWOZ 28/4/07

sect elev E wall 3F5

↑ S





CYW04 28/4/04

detail searcher & windows with 3F5

- cement coping  
x slabs on trapezoid  
2:00 [2] (41)

 $\rightarrow s$ 

↓  
Z

$$\frac{2.29}{2.3}$$

11 4  
newer  
cement  
mortar

brick pier at E edge  
of S front projects  
max  
(NB leans in to N at  
top)

1.97  
from floor

that  
works

Spring 1-35  
F water 1-35  
some 1-35  
with 1-35

sequ.  
arly.  
moulding  
springs

1.51  
each  
crown, from  
1 till

Spring  
of anch

12 to 13  
just above  
✓ window  
opening  
old mortar

string course  
stone? 1 co thick

↑ co level of  
above of sill  
↓

measurements down  
from top surf of 3F  
under sill

0.52

0.45

high wind  
seat rises  
to S

computed width of wall,

$$\begin{array}{r} 320 \\ 40 \\ \hline 280 \\ 65 \\ \hline 345 \end{array} \quad \begin{array}{r} 110 \\ 45 \\ \hline 155 \end{array}$$

LL's crown of  
ZF under

MS  
WPM 7-63  
2F 2-63

-top of 2<sup>nd</sup> central string is

1. frp of 2F lower strings

2.44 top of brick flat course

sect elev top of roof, E side.

(43)

broken

pp. 215  
faint  
in some  
detached  
state

estm wt of C 1007-1055  
above 1007-1055  
high

covered by  
50 courses behind  
subject ends are  
1.47 ± below grade  
7-8 1987.

(observed by i.e. 0.63 ± 0.03)

pink wicks

ie 0.39

at 30 wide  
at WTE ends  
on 205 g/dm in  
to centre holes

$$\begin{array}{r} \text{extm} \quad 1 - \frac{1}{1.47} \\ \hline \text{another } 7 \text{ columns} \\ \hline \text{total } 0.45 \end{array}$$

fishing over  
another 30  
to W?

Flamish  
Feb

Heart Plover  
→ Purple wing  
- 1st

60 step in  
(framing)

headers	1.7
6 + 60 'Plainsville'	

50' Flemish  
Lead flashing

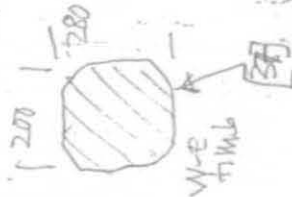


sect. elev. W-E  
R1 (E part)

W ←  
← continued  
along 4'

11" X 34" mortises 16" C to C ≥ 12 in row [58']  
central on E face

S-N hole [33]



rough  
brick arch  
visible in N  
wall (head of  
wall?)

HP ceiling  
face in

steel joists W-E [53]

R1  
E-V-M [E] elev N-S  
and/or

N ← elev

→ E

E wall wick [5?]

pink cement mort

1300 pink

500 brick cement  
or  
500 brick cement  
or  
500 brick cement

1000 brick

B 100-105

T 60

L 225

shut lining mortar  
evenly

N wall [5?]  
visible at top  
end of roof space  
under first roof  
[NB replaced or removed?]

relieving  
arch 0.18 deep  
W-E

45

0.32

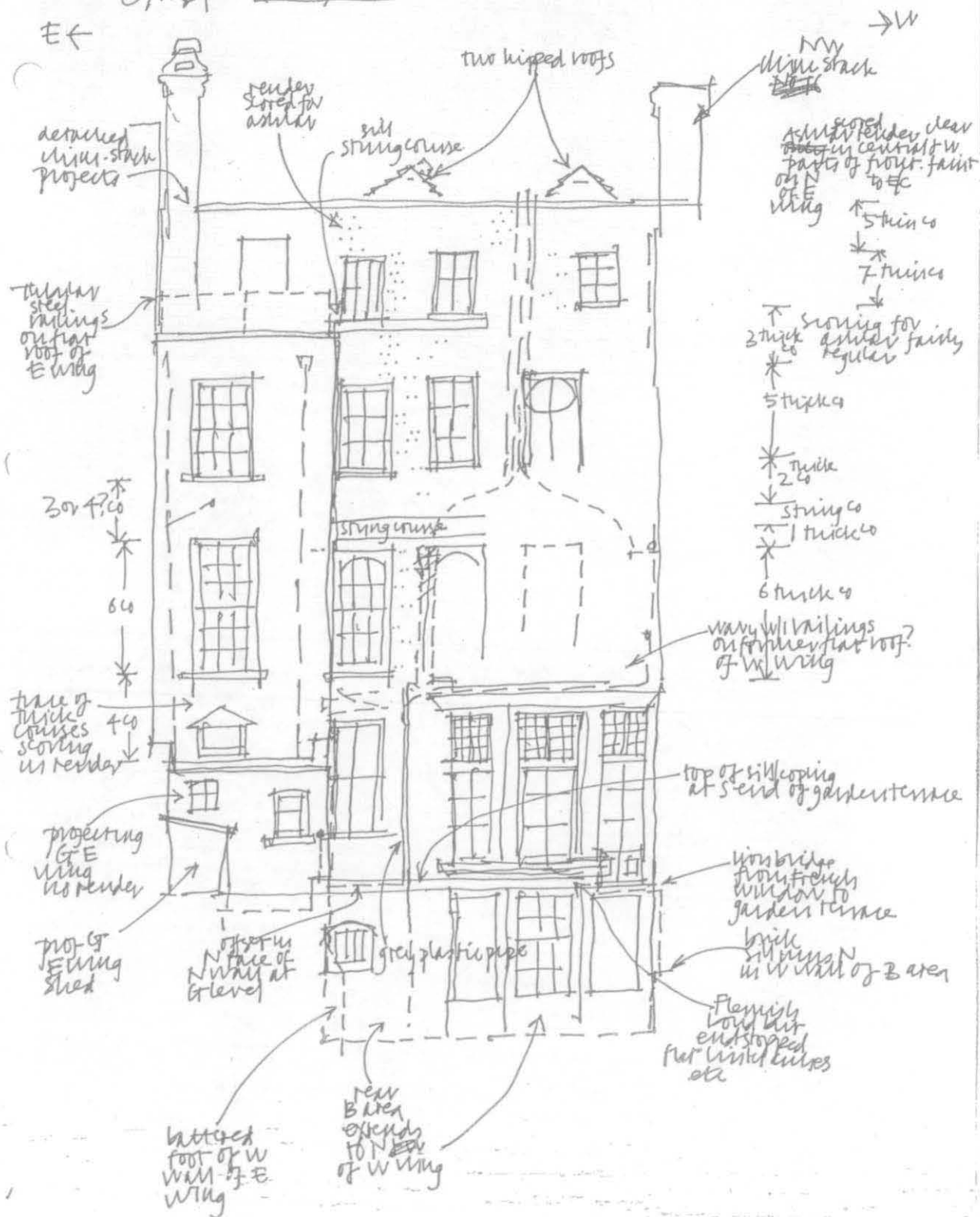
0.32

→ S



27/4/04

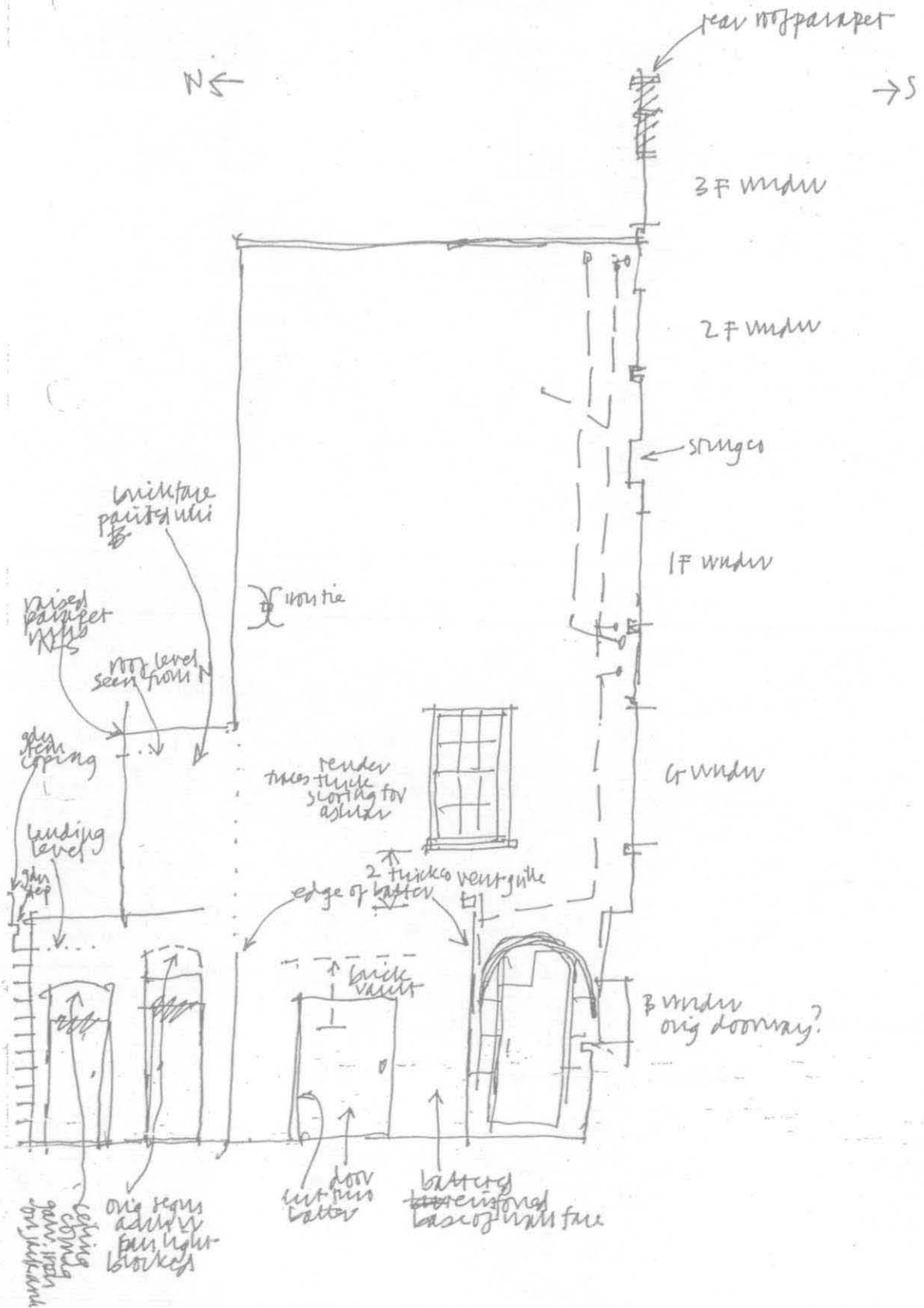
(47)



CYWØ4 27/1/07

48

Extension elev N-S  
Wfacing wall of closet wing





### Appendix 3: List of contexts

Context	Location	Summary	Sheets	Phase
1	Exterior	Brick S wall of bldg	2, 3, 4, 6, 13, 14, 15, 16, 27, 37, 40, 41, 43	1
2	Exterior	Brick parapet at top of [1]	41, 43	8
3	Exterior	Brick W party wall of bldg	4, 5, 16, 17A, 19, 25, 35, 37, 42	1
4	Exterior	Brick N wall of bldg	8, 9, 10, 12A, 26, 27, 35, 38, 39, 47	1
5	Exterior	Brick E party wall of bldg	2, 11, 12, 23, 24, 27, 29A, 30, 31, 39, 40, 43, 45	1
6	G1-1F1	Timber staircase	16, 18	1
7	1F2-2F1	Timber staircase	25, 28, 32	4
8	2F1-3F1	Timber staircase	33, 34, 36	1
9	G3	Timber stair string (isolated)	20	1
10	G1	Timber panelling under staircase [6]	16, 18	1
11	B13, B16	Brick wall W-E	7	1
12	B13, B16	Doorway in [11]		1?
13	B6	Doorway inserted in [11]	7	3
14	B13, B16	Timber partition at E end of [11]		3
15	B16, B17	Panelling reused to form S-N wall	6	3
16	G1-B4	Timber staircase	5	4
17	G3, B6	Timber-framed food hoist		4
18		Rear W wing		6
19	B4, B5	Splayed window, enlarged to form doorway	12A	6
20	B6, B7	Doorway in [4]	7, 8	1
21	B8, B14	Former ?doorway in [4], made into window	9, 10	6
22	B9, B14	Former doorway in [4] (later blocked)		3
23		Brick SE chimney breast		1
24		Brick NE chimney breast		1
25		Brick NW chimney breast		1
26		Brick chimney breast N of [25]		6
27		Brick chimney & stack to N of [24]		1
28	B9, B10	Brick rear E wing & B-level vaults		1
29	B10	Brick internal corner buttresses		2
30	B11, B12, G9	Brick extension N of [28]		7
31	B8	Brick wall S-N	22	1?
32	B8	Brick & white-tiled N wall; concrete steps up to garden	9	6
33	B2, B3	Brick vaulted cellars & coal holes	3	1



34	G5, 1F2, 2F1, 3F1	Timber posts (one above another?)		1
35	R2, R3	Timber beam S-N	46, 44	1
36	R3, R4	Timber beam S-N	44, 45	1
37	R1-R4	Timber girder W-E	37, 44, 45	1
38	R2	Timber roof truss	44, 46	1?
39	R3	Timber roof truss	44, 45	1?
40	R1	Timber lapped boards W-E, W of [38]	44, 46	1?
41	R1	Timber close boards W-E, between [38] & [39]	44, 45	8?
42	R1	Timber strut E of [39], implying another truss to E	44, 45	1?
43	R4	RSJs W-E	45	8
44	1F6	RSJ W-E under ceiling	27	5
45	3F5	Steel column	40	8?
46	3F5	Steel post or column in N wall	40	8?
47	3F2	Window in N wall	35	8
48	3F7	Concrete pier supporting N end of [35]		8
49	2F1	Timber panelling, N wall (S face of [25])	28, 29	1
50	2F1	Timber panelling E of [49]	28, 29	4
51	2F1, 2F4	Timber doorcase	28, 29	4?
52	2F1	Timber panelling & door frames on E walls	29	1?
53	1F5	Plastic, steel & PVC conservatory	26	9
54	1F4	Window inserted in N wall	26	8?
55	1F3	Window in N wall, enlarged to doorway	26	6?
56	1F6	Cornice round S ceiling	27	5?
57	1F6	Cornice round N ceiling	27	1?
58	G5, G6	RSJs & columns on former line of [4]	21, 24A	6
59	B4	Timber partition (trace) on ceiling	5	4
60	B4, B6	Timber partition wall inserted	5	6?
61	B17, B18	Blocking of doorway	6	4?
62	Exterior	Render on N face of [4] (scored for thick ashlar courses)	47	2
63	G1	Timber doorframe at head of stairs [16]	5, 18	4
64	Exterior	Brick & concrete repair at top of [4], re-rendered (scored for thin ashlar courses)	47	8
65	B8	Brick? battered reinforcement at base of W face of W wall of [28]	9, 47	2
66	R1	Lath & plaster faced to S over 3F3; other traces of laths & paint on rafters to S	44	1?
67	G3	Timber in W wall behind cupboard	20	1
68	R2, R3	Empty mortices in W & E faces of [35] & [36]	44-46	1
69	TP1	Light grey soil	55	
70	TP1	Brown silty sand	55	
71	TP1, TP3	Brick wall (W garden wall)	55	
72	TP2	Light grey soil	55	
73	TP2	Dark grey soil	55	
74	TP2, TP4	Brick wall (E garden wall)	55	
75	TP3	Light grey soil	56	
76	TP3	Dark grey soil	56	

77	TP4	Light grey soil	56A	
78	TP4	Dark grey soil	56A	
79	TP4	Brown silty sand	56A	
80	Exterior	Brick E wall of front garden	1	3
81	Exterior	Brick blocking of doorway in [80]	1	5
82	Exterior	Brick & stucco-ornamented pier at S end of [80]	1	
83	Exterior	Brick wall; wrought-iron railings, overthrow & gate at S edge of front garden	1	5
84	Exterior	Lead sundial on S face of [1]		3
85	Exterior	Two carved stone pairs of portraits, on S face of [1]		5



## Appendix 4 Drawings of panelling, etc



# 15 CHEYNE WALK, LONDON SW3 5RB

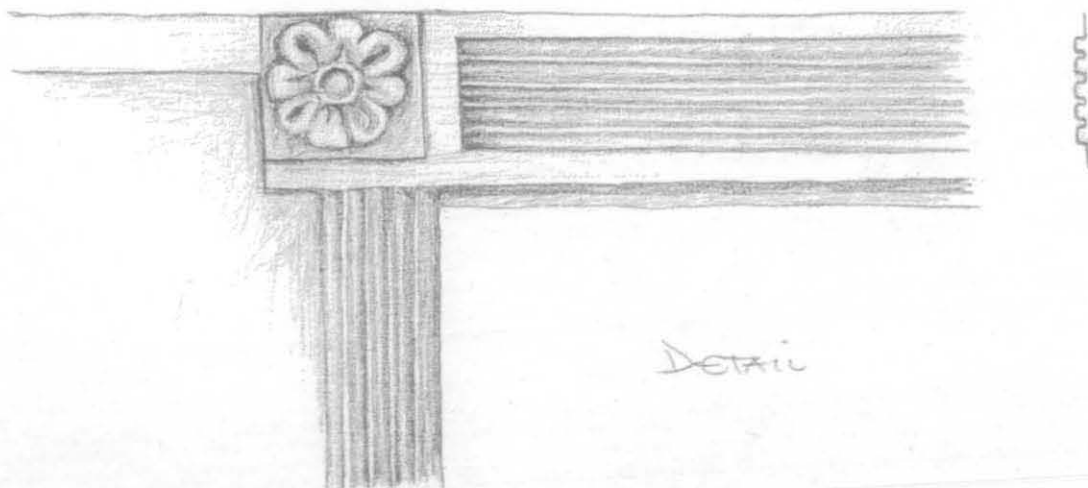
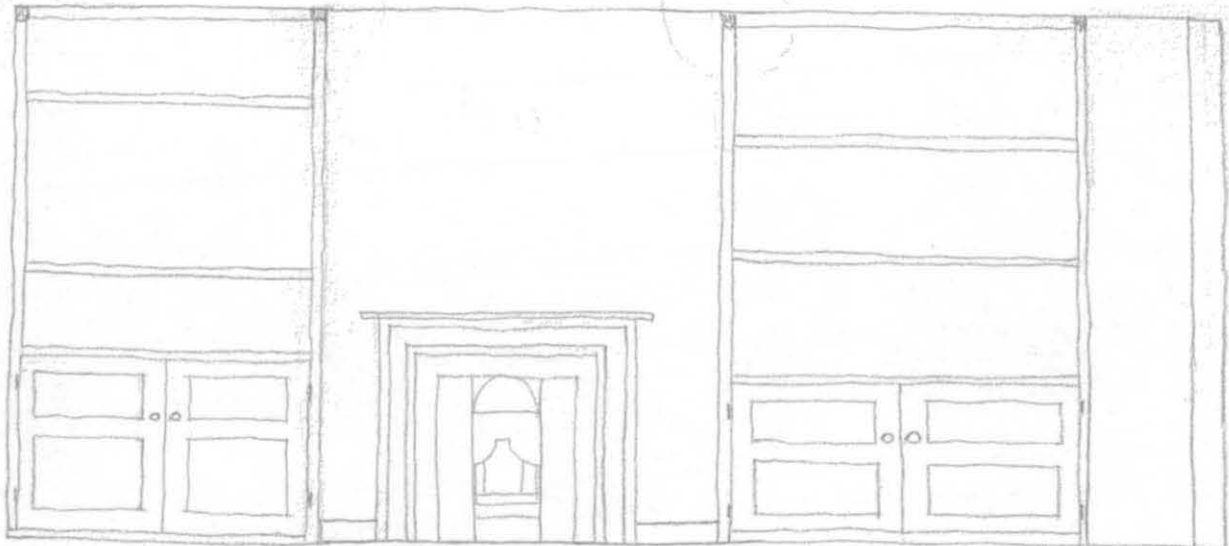
## SCHEDULE OF SKETCH DRAWINGS

1. BASEMENT LIVING/DINING ROOM B09 - WALL PANELLING
2. BASEMENT LIVING ROOM B09 - CUPBOARD DOOR & SKIRTING DETAIL
3. BASEMENT LIVING ROOM B09 - FIREPLACE
4. BASEMENT LIVING ROOM B09 - FIREPLACE DETAIL
5. GROUND FLOOR ENTRANCE DOOR - EXTERNAL DETAIL
6. GROUND FLOOR ENTRANCE - DOOR FRAME DETAIL
7. GROUND FLOOR ENTRANCE HALL G01 - SIDE TABLE & FIREPLACE PANELLING DETAIL
8. GROUND FLOOR ENTRANCE HALL G01 - FIREPLACE BASE & SKIRTING DETAIL
9. GROUND FLOOR ENTRANCE HALL G01 - DOOR FRAME DETAIL
10. GROUND FLOOR ENTRANCE HALL G01 - STAIR DETAIL
11. GROUND FLOOR ENTRANCE HALL G01 - STAIR DETAIL
12. GROUND FLOOR ENTRANCE HALL G01 - WALL PANEL DADO DETAIL
13. GROUND FLOOR ENTRANCE HALL G01 - HANDRAIL DETAIL
14. GROUND FLOOR ENTRANCE G01 - FIREPLACE DETAIL
15. GROUND FLOOR ENTRANCE G01 - FIREPLACE DETAIL
16. GROUND FLOOR G01 - WALL PANELLING
17. GROUND FLOOR BEDROOM G02 - WALL PANELLING
18. GROUND FLOOR BEDROOM G02 - WALL PANELLING
19. GROUND FLOOR BEDROOM G02 - WALL PANELLING DETAIL
20. GROUND FLOOR G05 - FIREPLACE DETAIL
21. GROUND FLOOR G05 - FIREPLACE DETAIL
22. GROUND FLOOR G05 - FIREPLACE DETAIL BOTTOM RIGHT
23. GROUND FLOOR LIVING/DINING ROOM G05 - COLUMN DETAIL
24. GROUND/FIRST FLOOR STAIR - HANDRAIL DETAIL
25. FIRST FLOOR LANDING - STAIRCASE DETAIL
26. FIRST FLOOR 101 - WALL PANELLING
27. FIRST FLOOR 101 - WALL PANELLING & PANEL DETAIL
28. FIRST FLOOR 101 - DOOR D23 FRAME SECTION DETAIL
29. FIRST FLOOR 101 - WINDOW FRAME DETAIL
30. FIRST FLOOR 101 - PANEL & DADO DETAIL
31. FIRST FLOOR 101 - FIREPLACE
32. FIRST FLOOR LIVING/DINING ROOM 101 - FIREPLACE DETAIL
33. FIRST FLOOR 101 - FIREPLACE SECTION DETAIL
34. FIRST FLOOR 101 - FIREPLACE PROFILE DETAIL
35. FIRST FLOOR LIVING/DINING ROOM 101 - WINDOW FRAME DETAIL
36. FIRST FLOOR LIVING/DINING ROOM 101 - DETAIL
37. FIRST FLOOR BEDROOM 102 - WALL PANELLING
38. FIRST FLOOR BEDROOM 102 - WALL PANELLING DETAIL
39. FIRST FLOOR CONSERVATORY/BALCONY 103 - WALL PANELLING DETAIL
40. FIRST/SECOND FLOOR LANDING 105 - ARCH CORBEL DETAIL

15 CHEYNE WALK, LONDON SW3 5RB

BASEMENT LIVING/DINING ROOM B09

WALL PANELLING

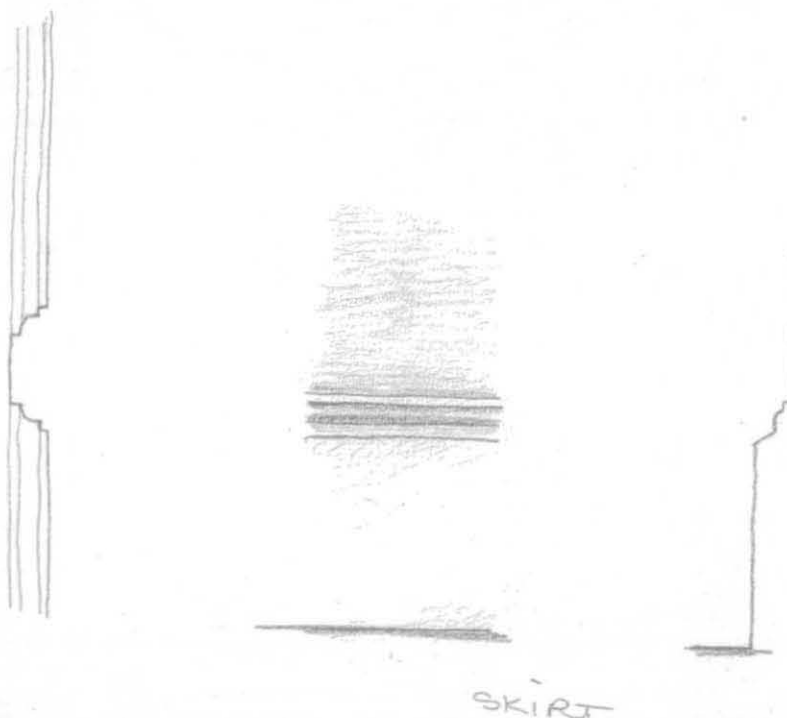
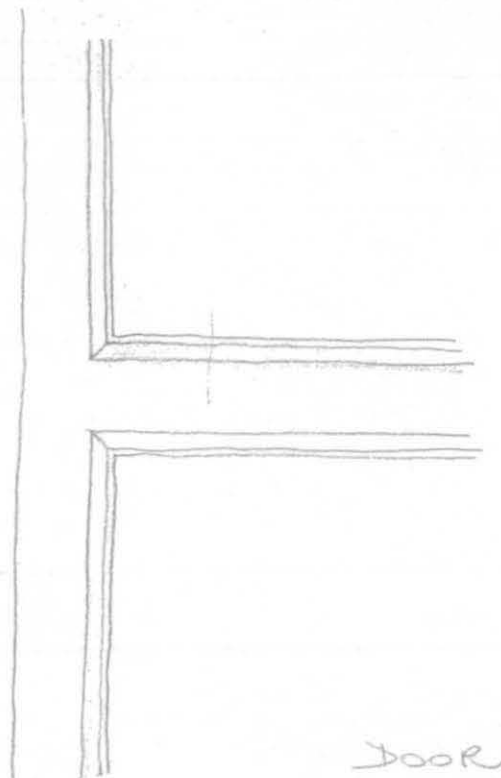


Detail

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BASEMENT LIVING ROOM B09  
CUPBOARD DOOR & SKIRTING DETAIL

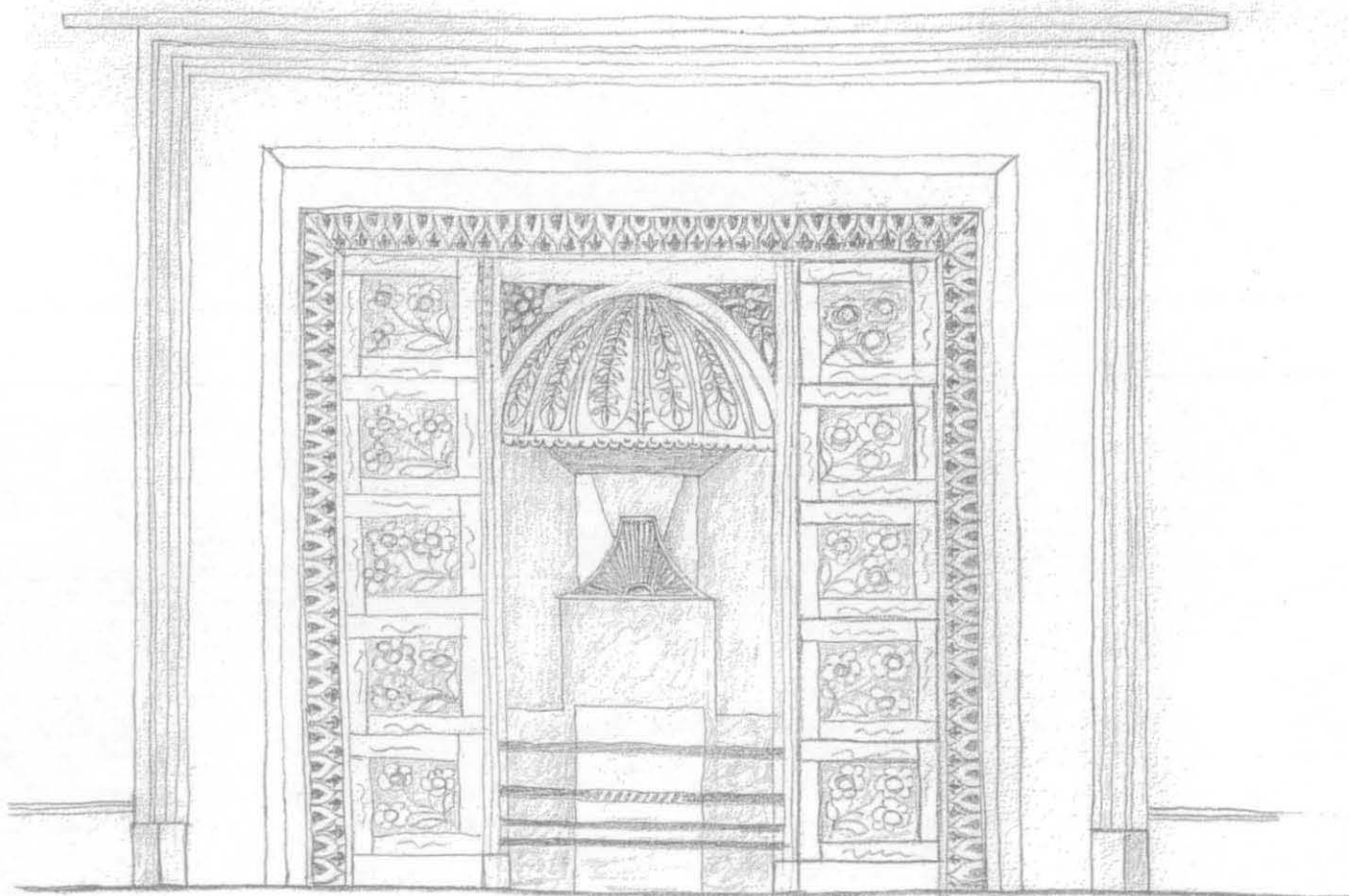


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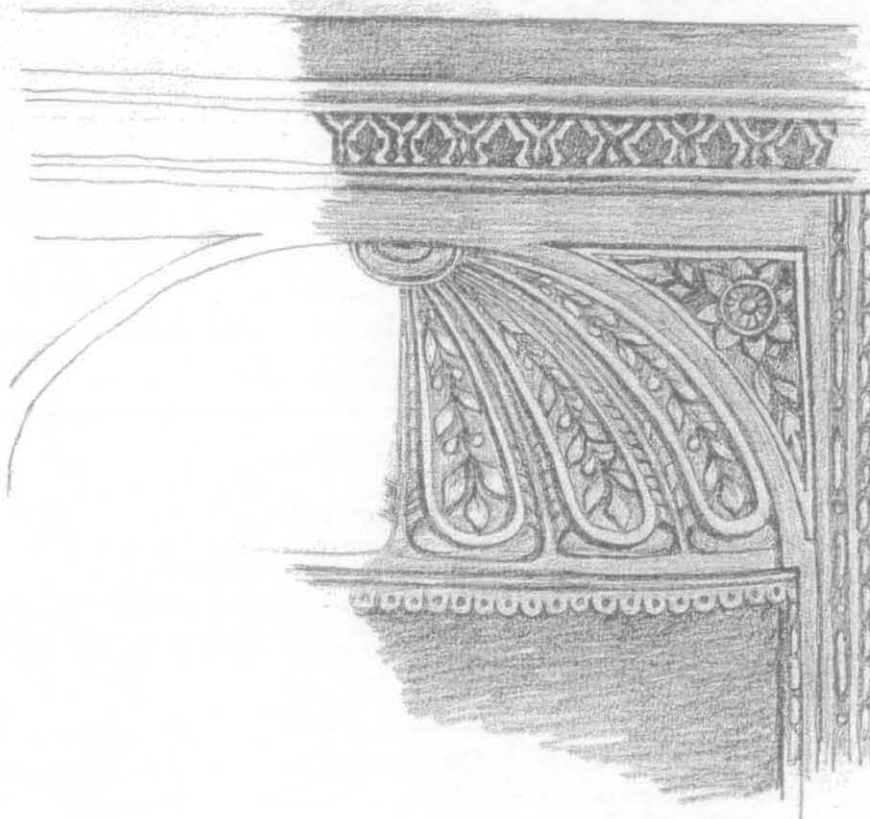
BASEMENT LIVING ROOM B09  
FIREPLACE



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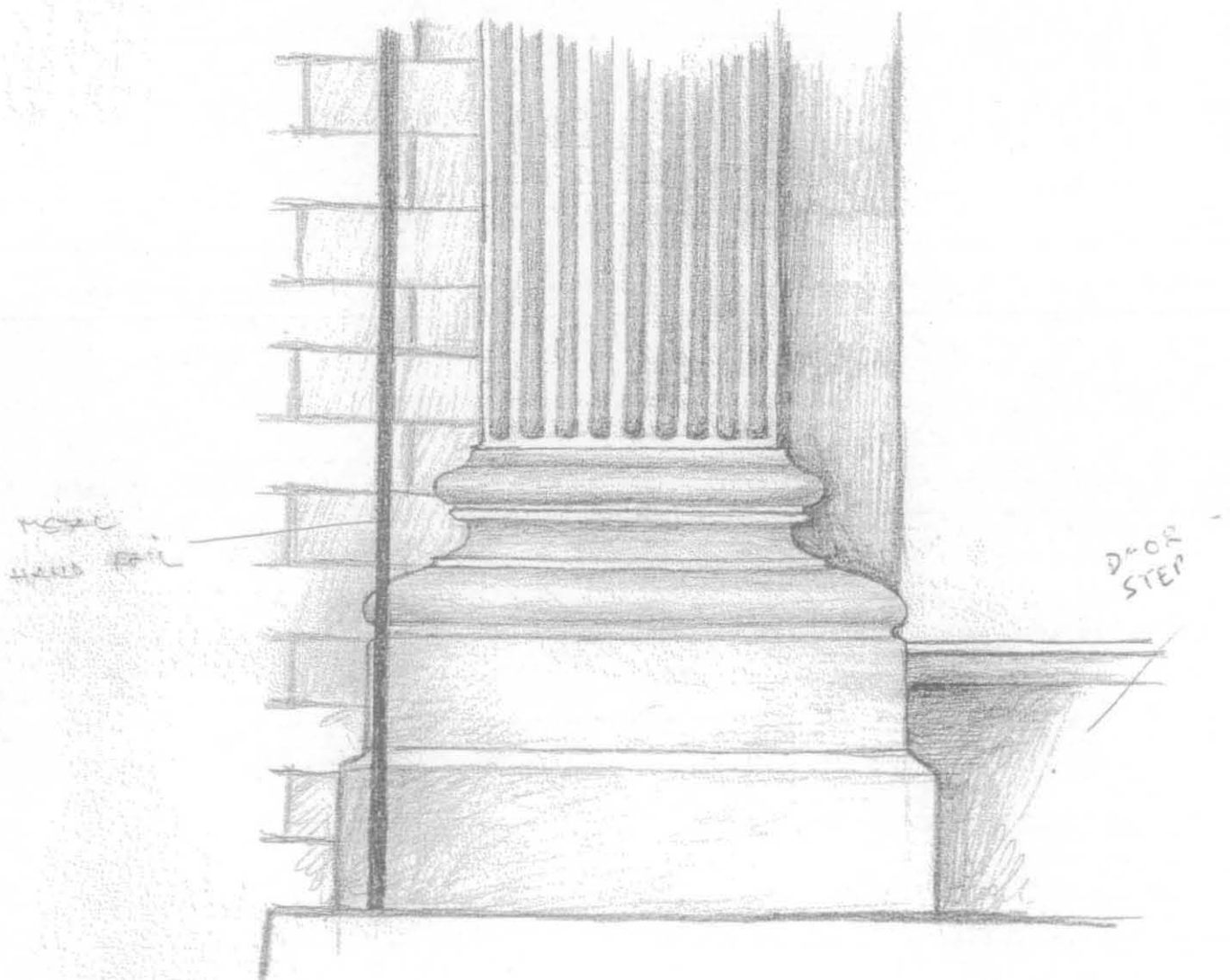
BASEMENT LIVING ROOM B09  
FIREPLACE DETAIL



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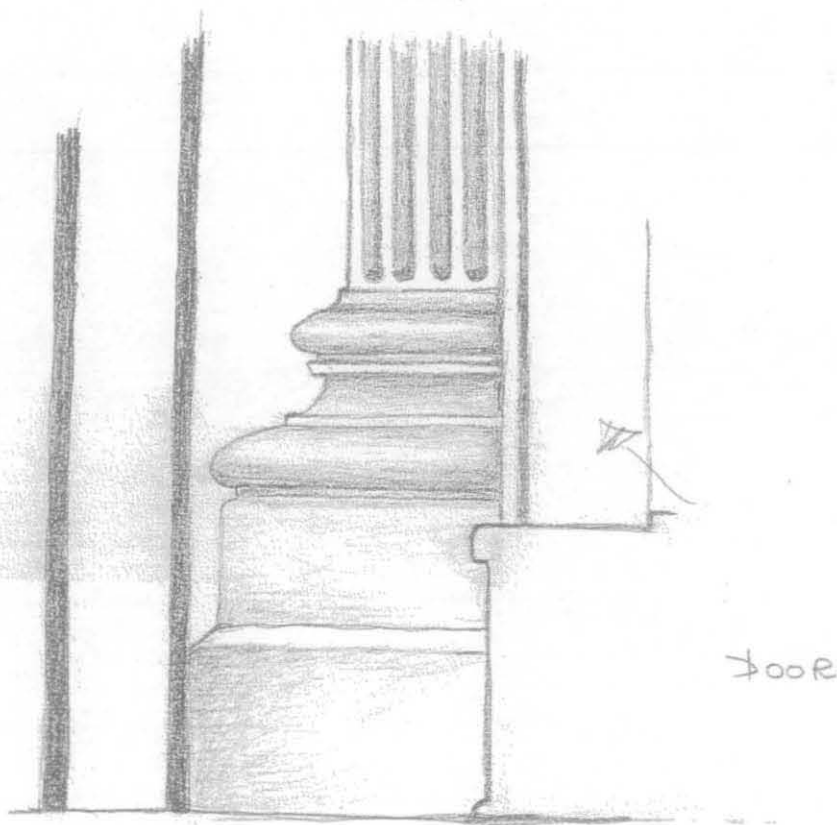
GROUND FLOOR ENTRANCE DOOR  
EXTERNAL DETAIL



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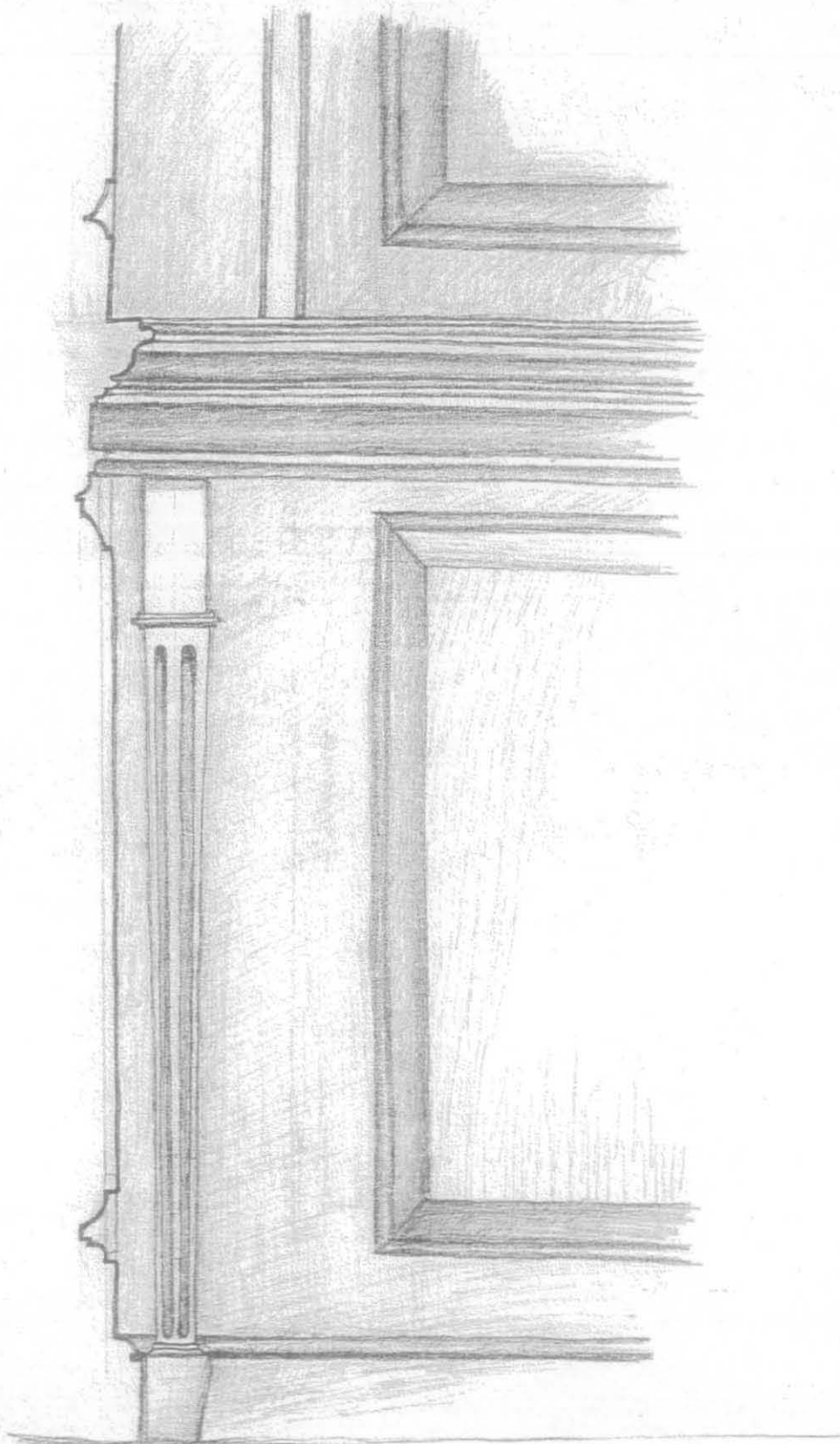
GROUND FLOOR ENTRANCE  
DOOR FRAME DETAIL



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GROUND FLOOR ENTRANCE HALL G01  
SIDE TABLE & FIREPLACE PANELLING DETAIL

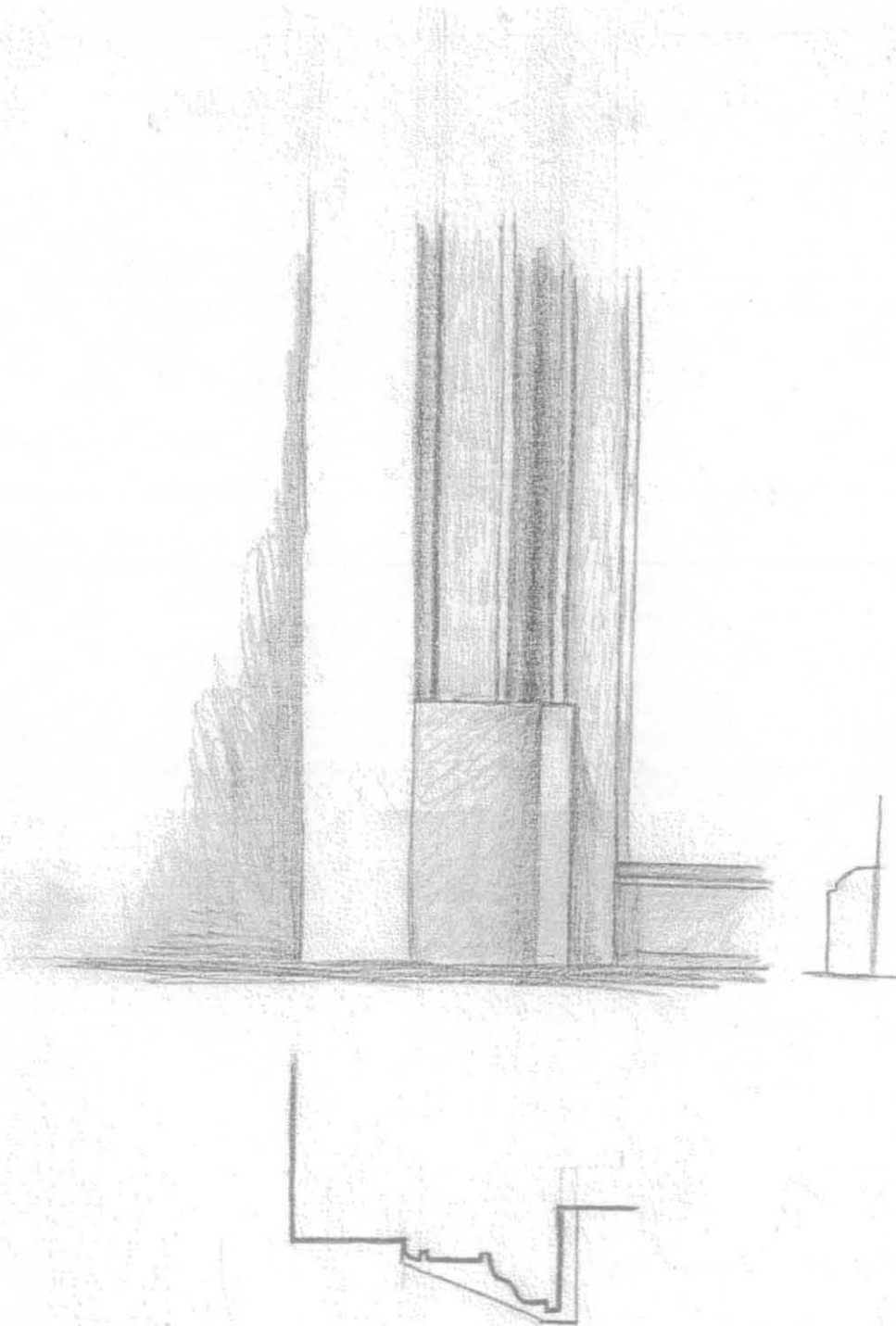


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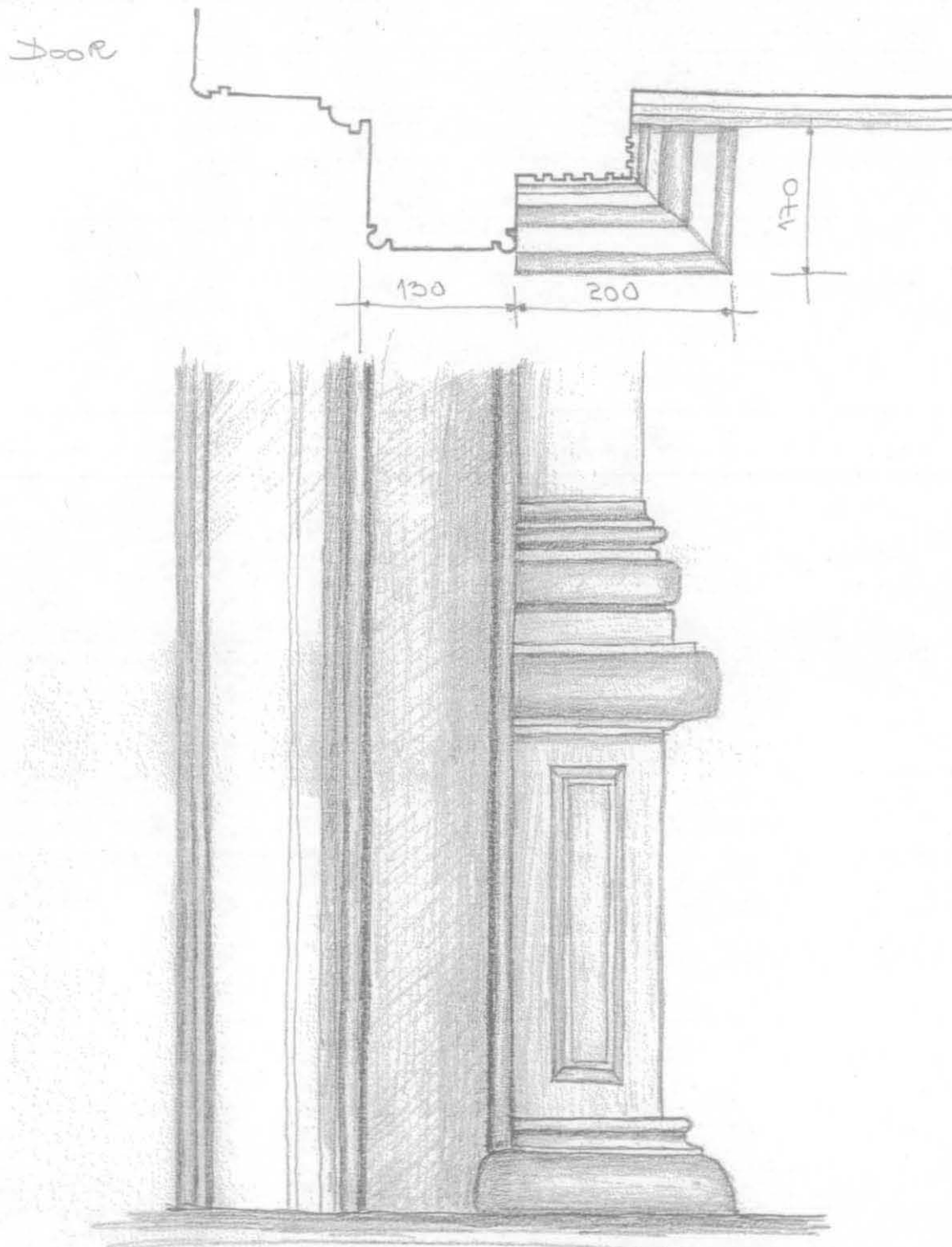
GROUND FLOOR ENTRANCE HALL G01  
FIREPLACE BASE & SKIRTING DETAIL



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GROUND FLOOR ENTRANCE HALL G01  
DOOR FRAME DETAIL

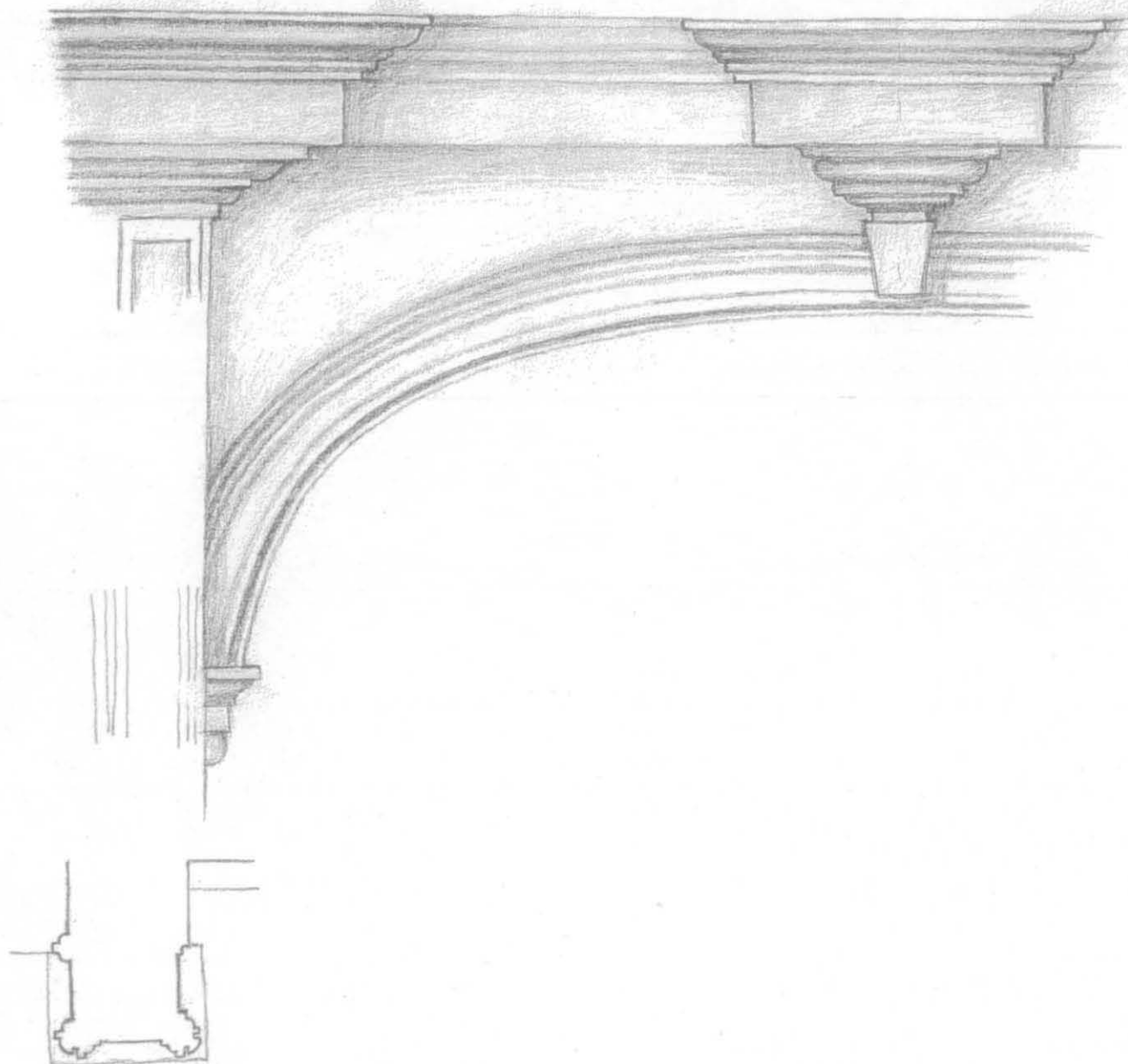


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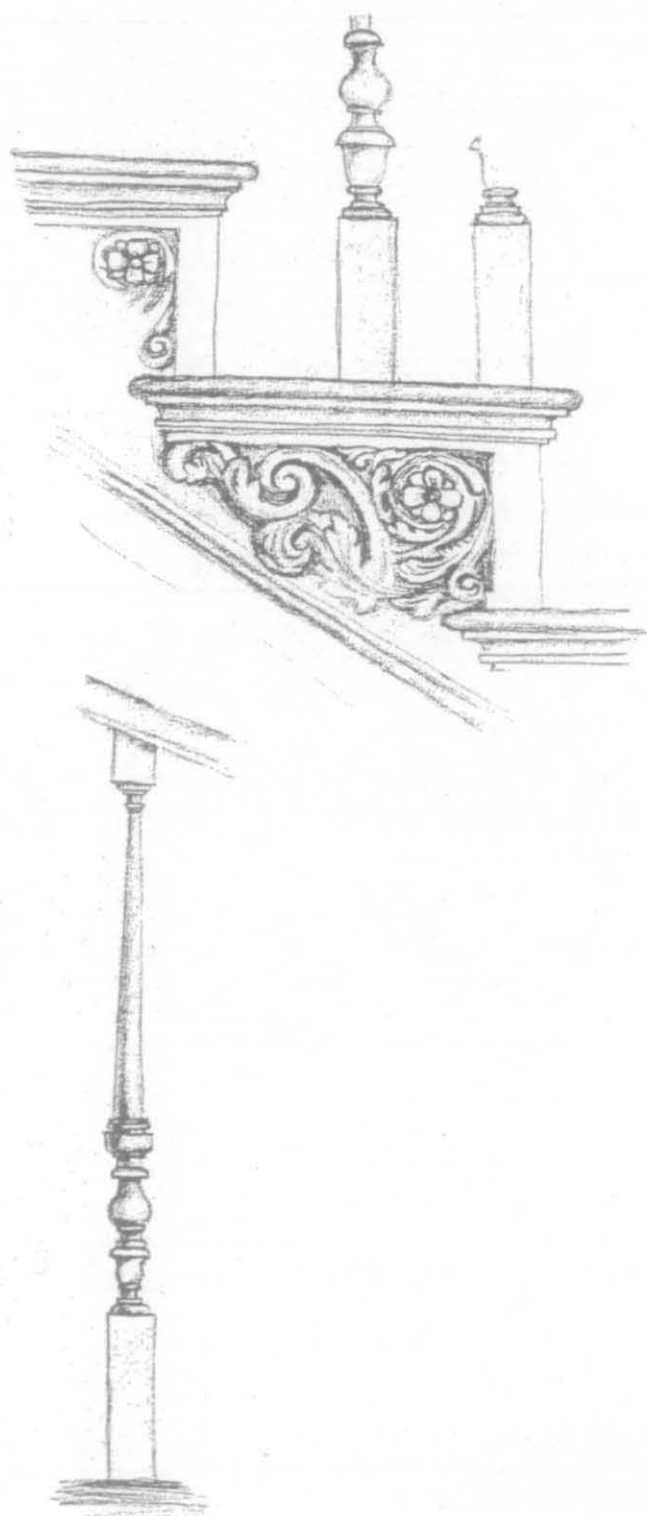
GROUND FLOOR ENTRANCE HALL  
STAIR DETAIL



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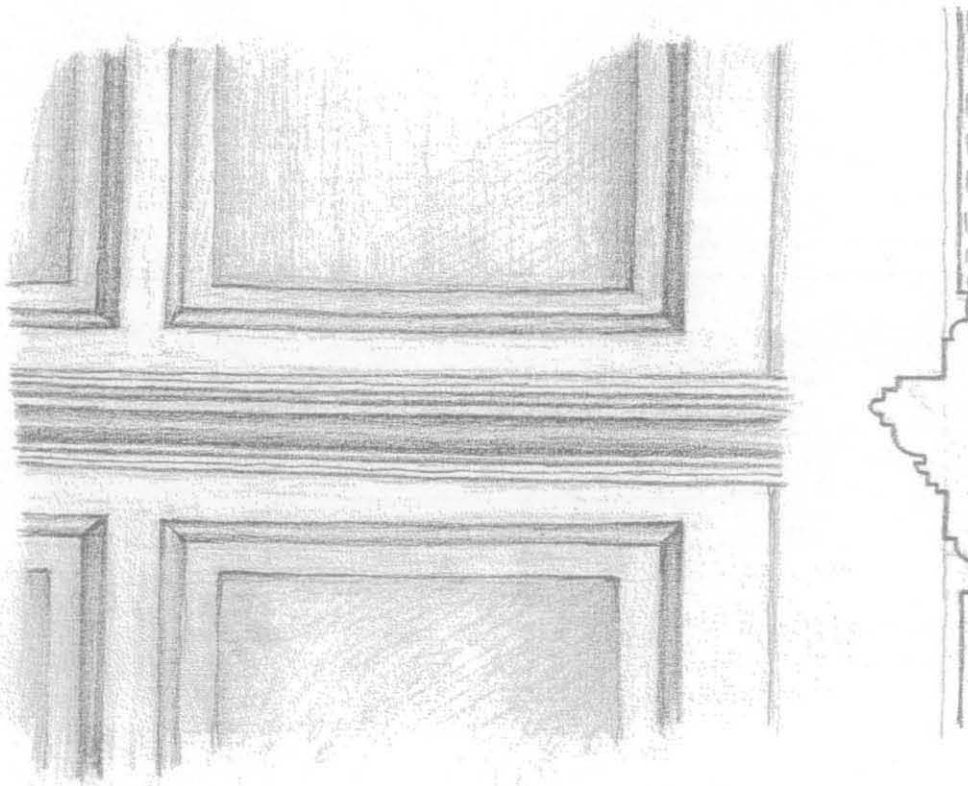
GROUND FLOOR ENTRANCE HALL  
STAIR DETAIL



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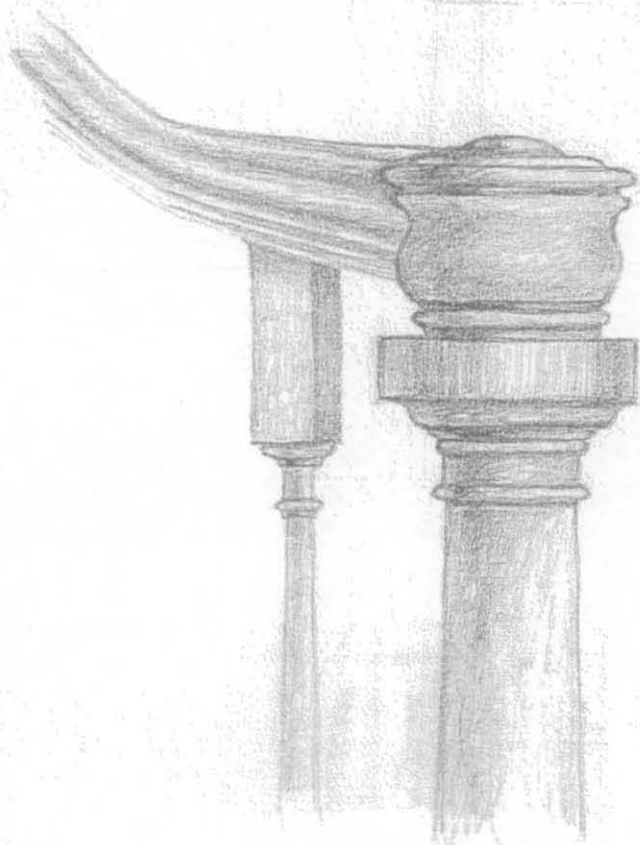
GROUND FLOOR ENTRANCE HALL G01  
WALL PANEL DADO DETAIL



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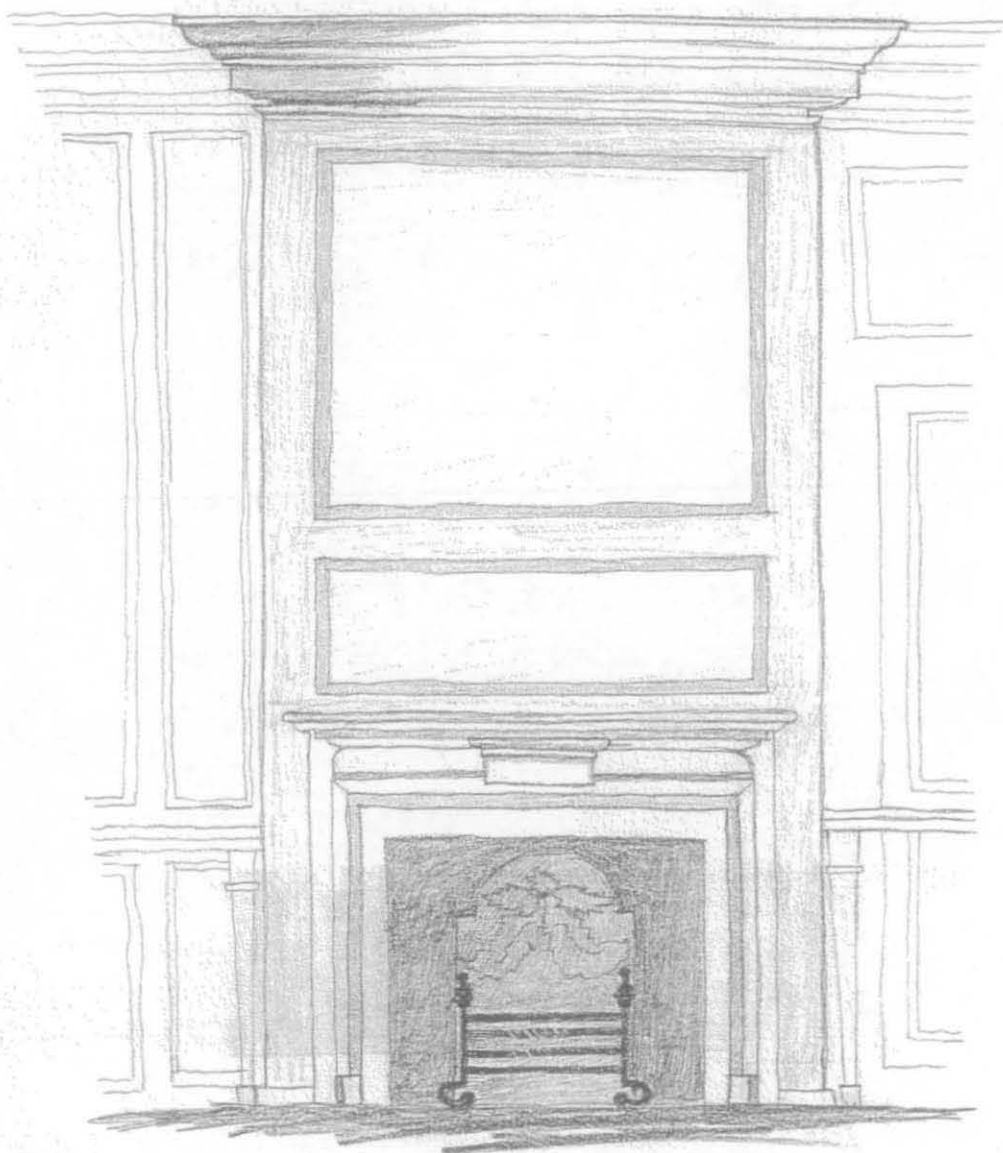
GROUND FLOOR ENTRANCE HALL  
HANDRAIL DETAIL



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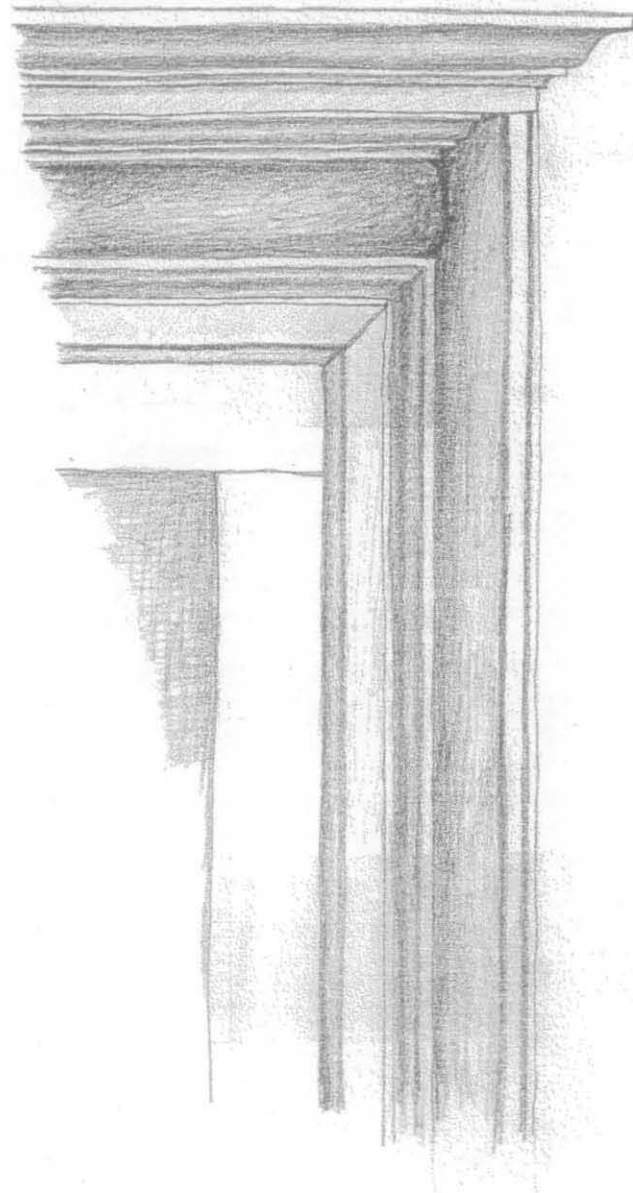
GROUND FLOOR ENTRANCE G01  
FIREPLACE DETAIL



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15 CHEYNE WALK, LONDON SW3 5RB

GROUND FLOOR ENTRANCE G01  
FIREPLACE DETAIL

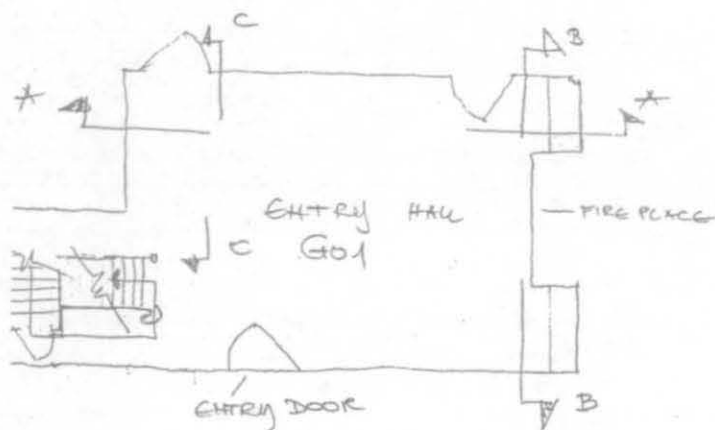
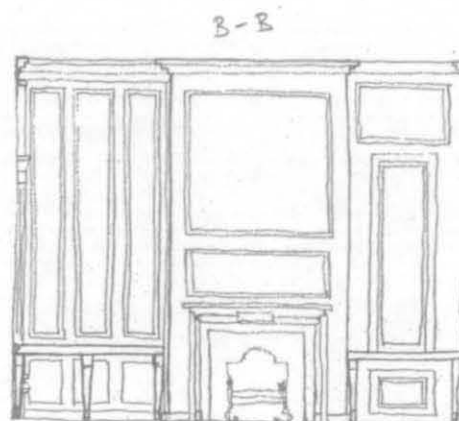
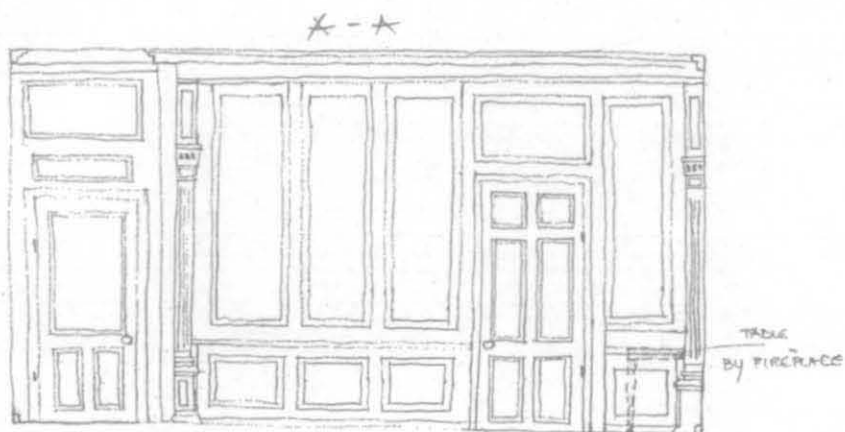


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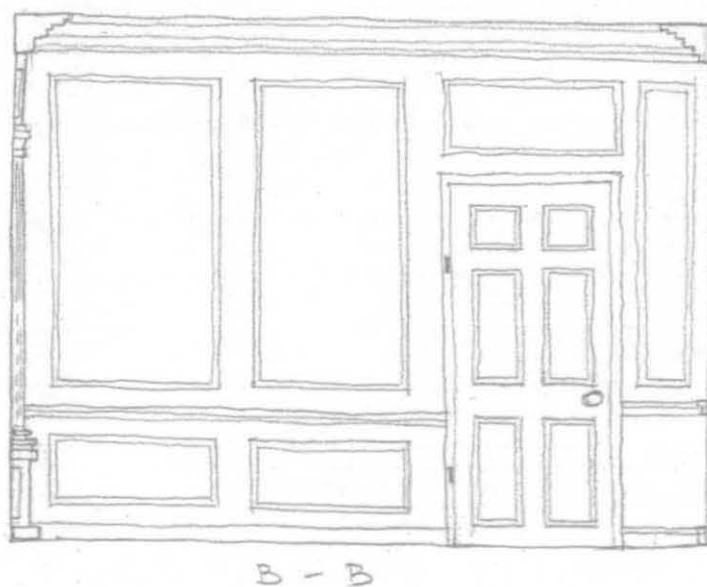
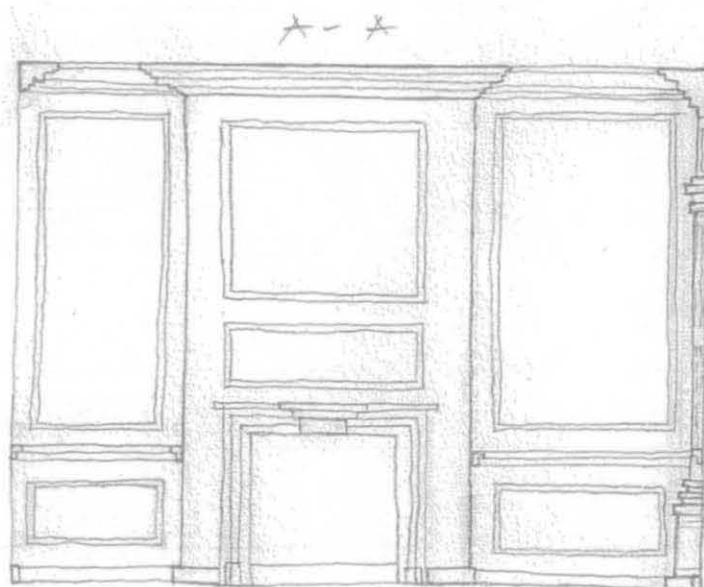
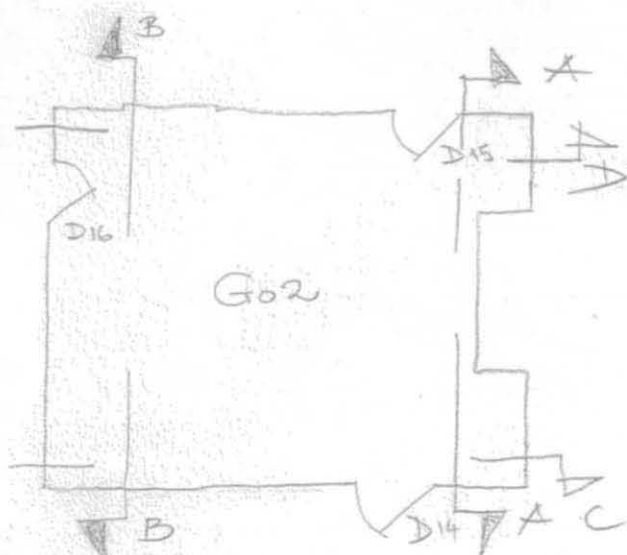
GROUND FLOOR G01  
WALL PANELLING





15 CHEYNE WALK, LONDON SW3 5RB

GROUND FLOOR BEDROOM G02  
WALL PANELLING



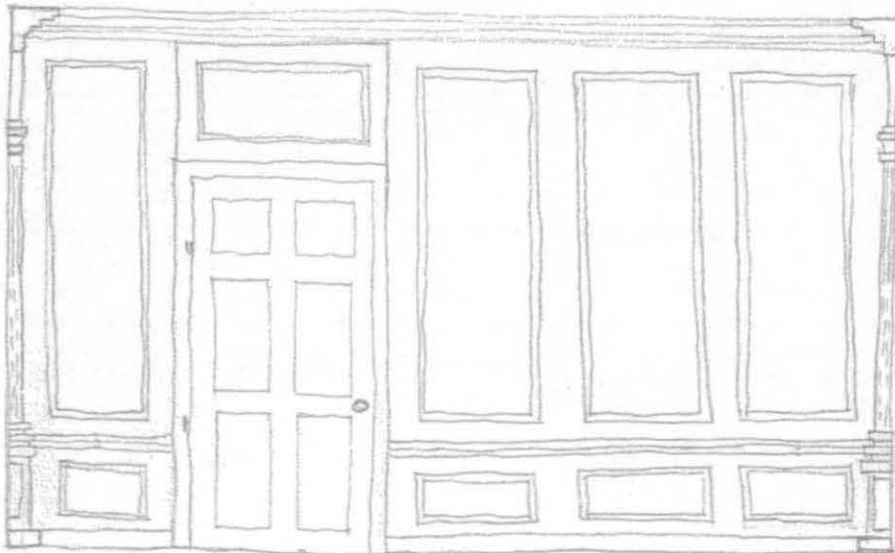
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GROUND FLOOR BEDROOM G02  
WALL PANELLING



D - D

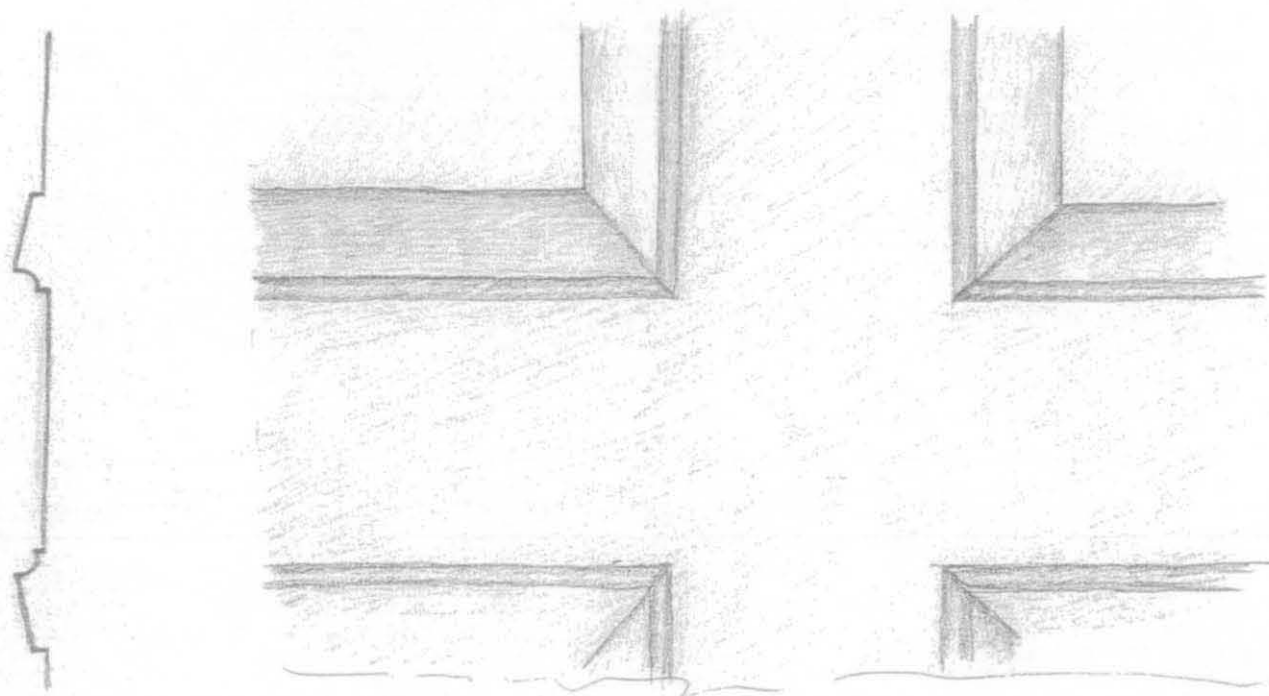


C - C

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15 CHEYNE WALK, LONDON SW3 5RB

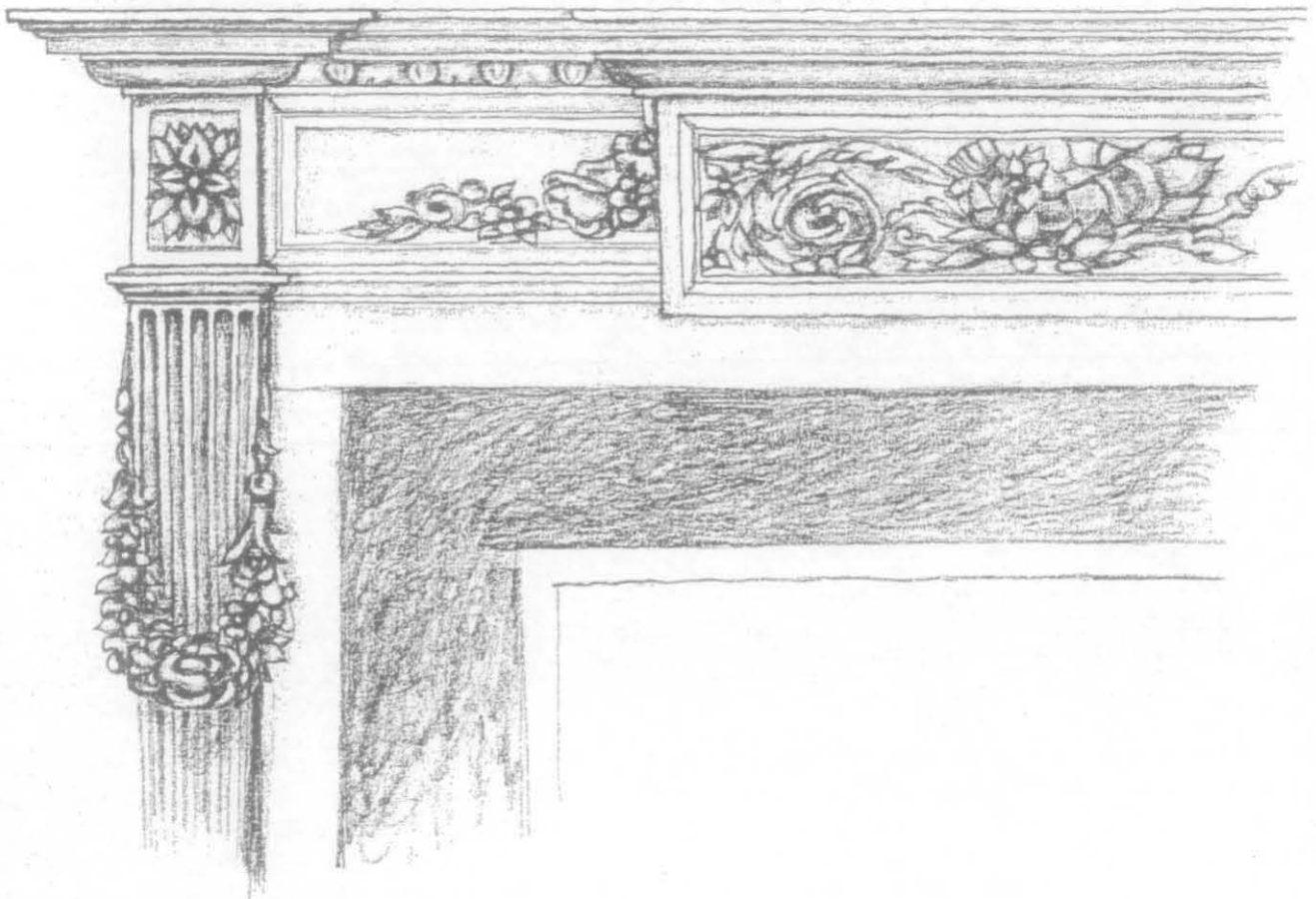
GROUND FLOOR BEDROOM G02  
WALL PANELLING DETAIL



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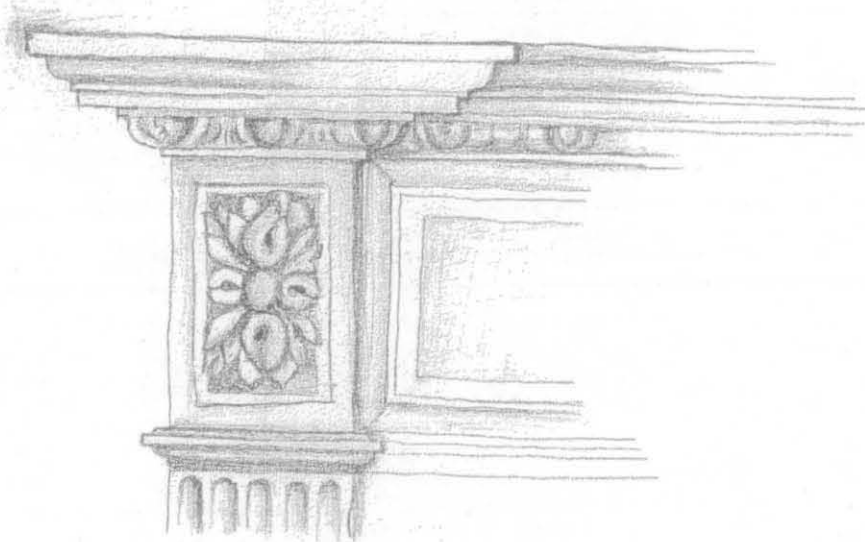
GROUND FLOOR G05  
FIREPLACE DETAIL



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15 CHEYNE WALK, LONDON SW3 5RB

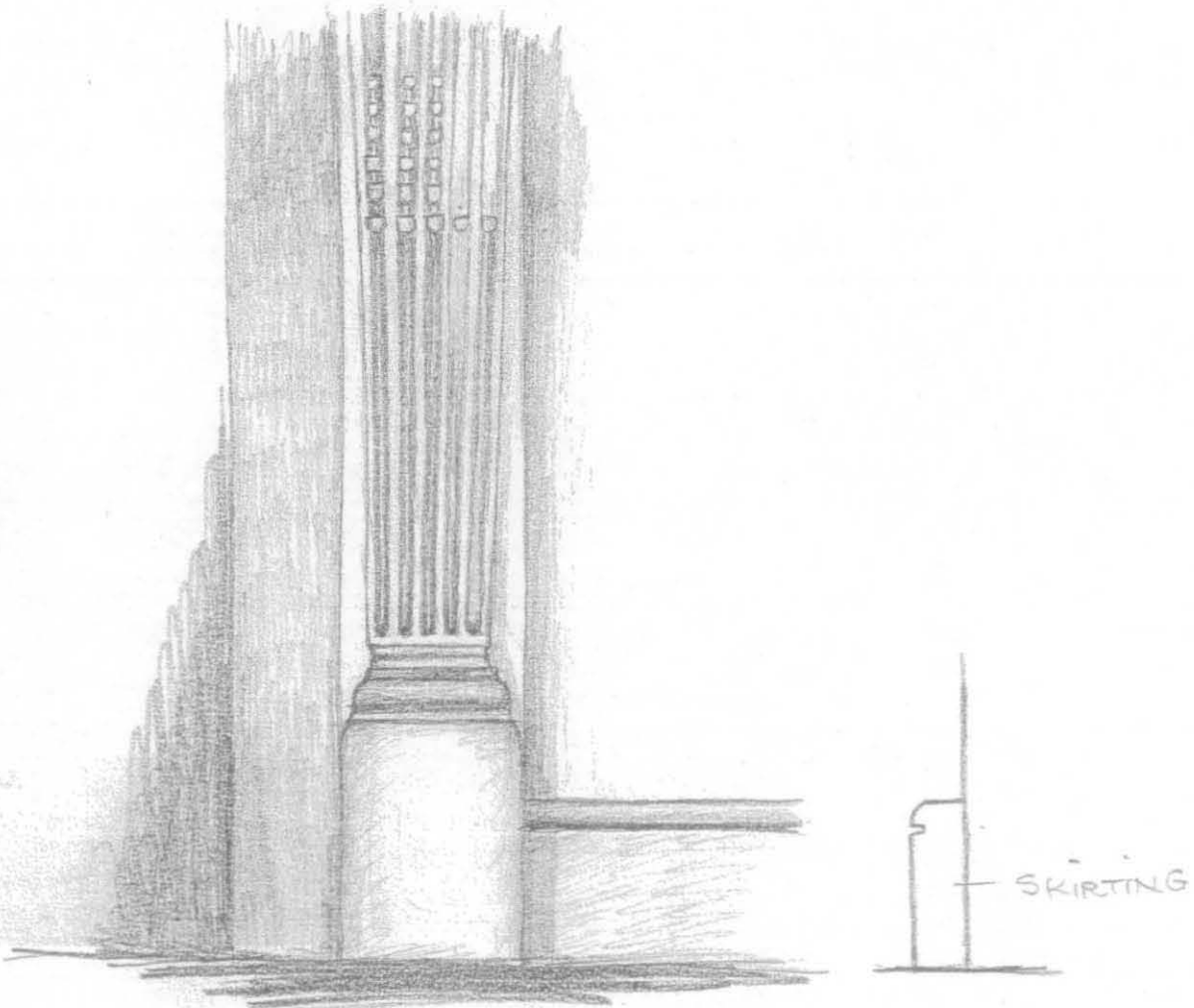
GROUND FLOOR G05  
FIREPLACE DETAIL



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15 CHEYNE WALK, LONDON SW3 5RB

GROUND FLOOR G05  
FIREPLACE DETAIL BOTTOM RIGHT



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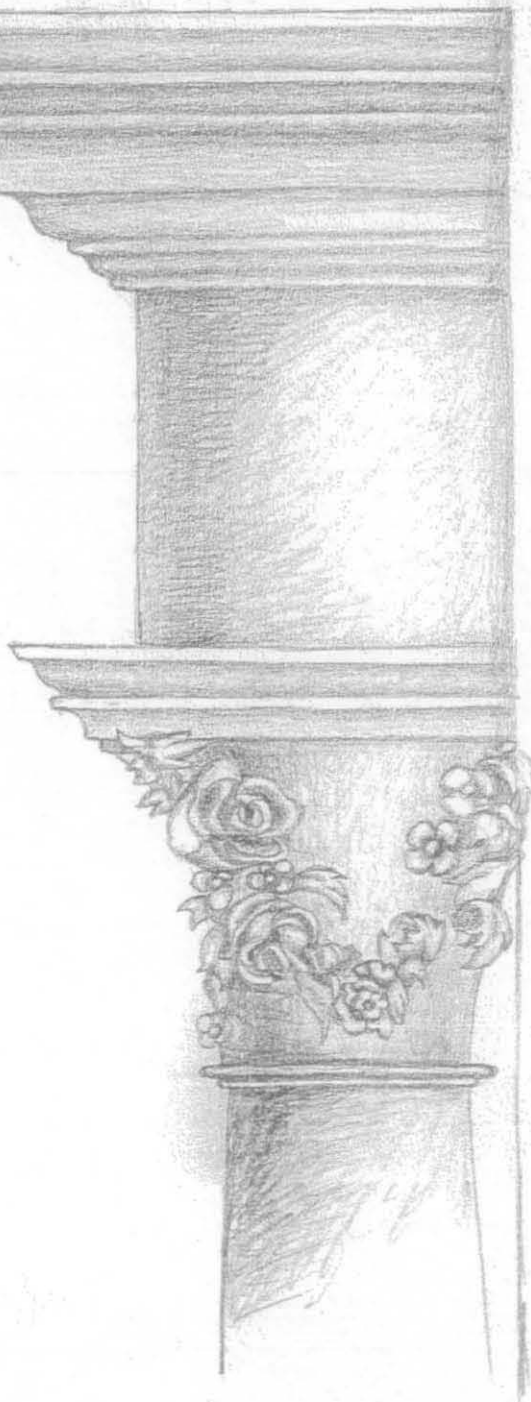


15 CHEYNE WALK, LONDON SW3 5RB

GROUND FLOOR LIVING/DINING ROOM G05  
COLUMN DETAIL

CEILING

TOP COLUMN

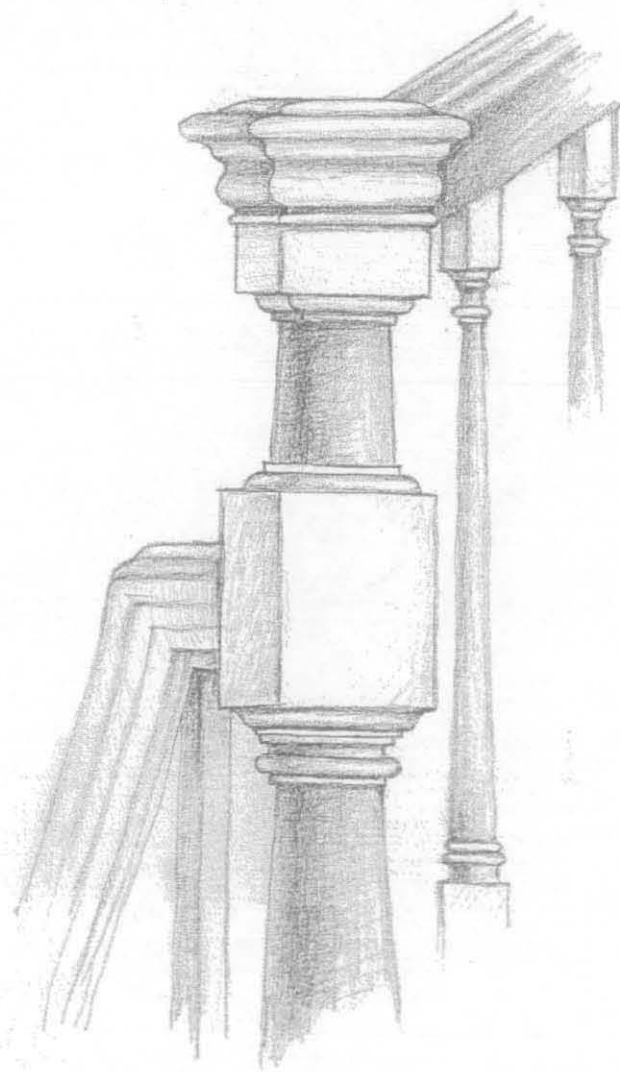


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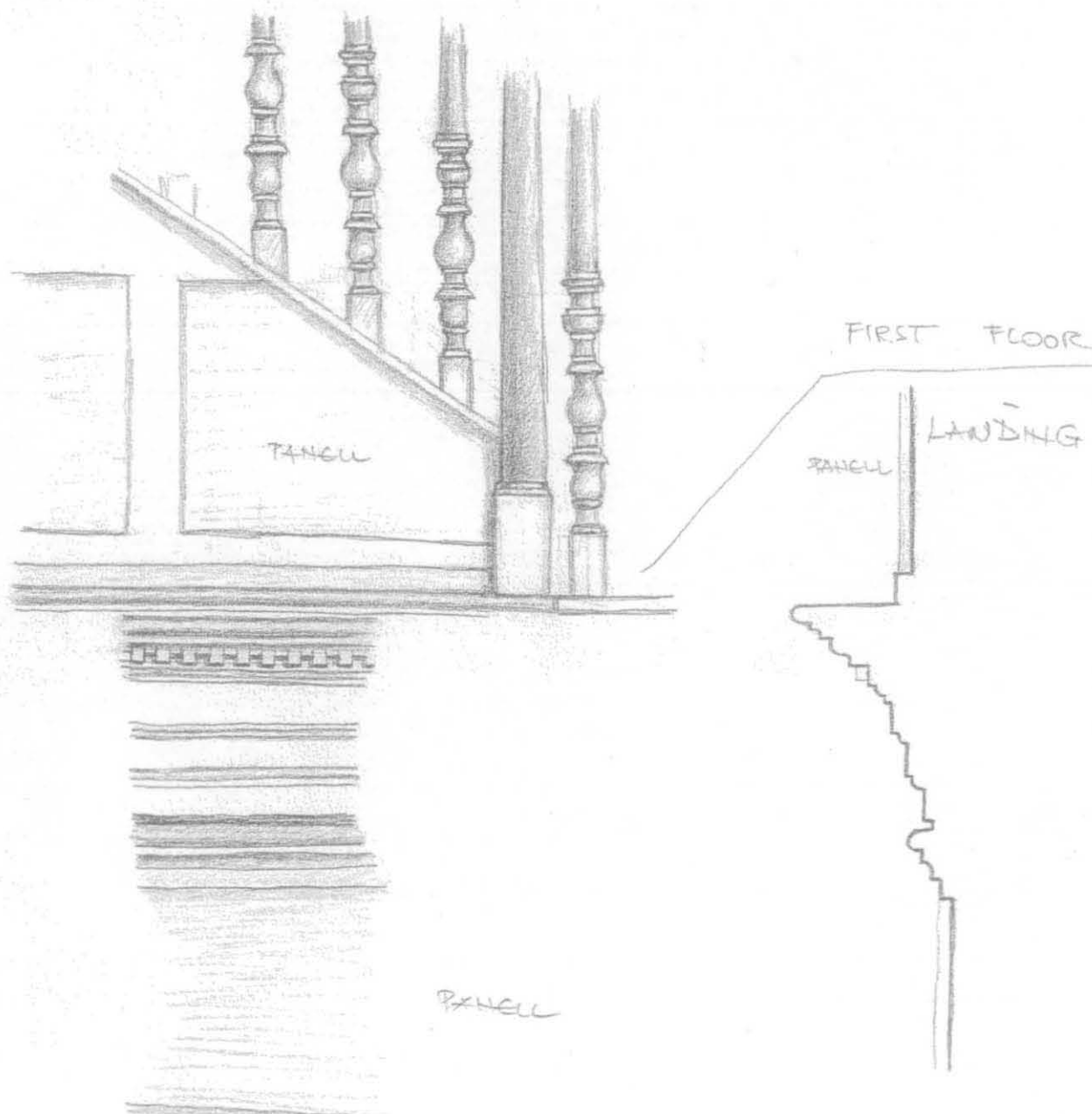
GROUND/FIRST FLOOR STAIR  
HANDRAIL DETAIL



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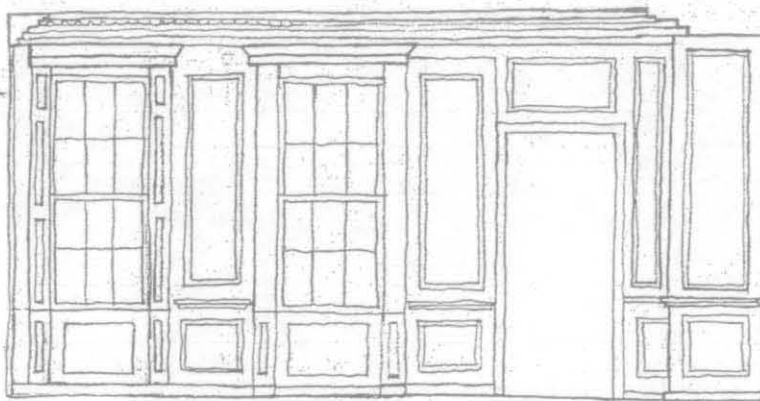
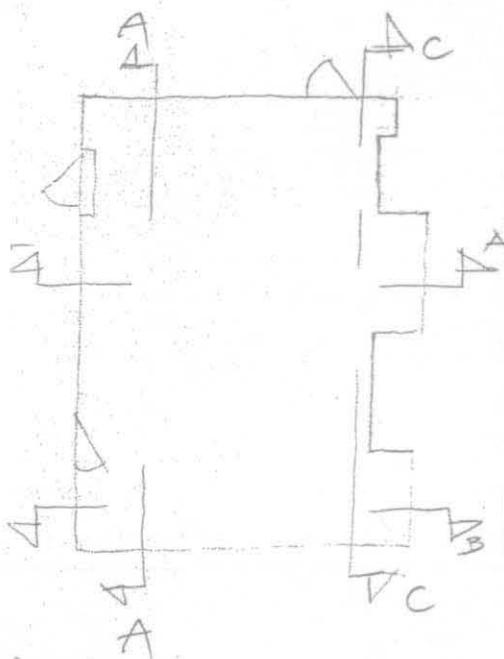
FIRST FLOOR LANDING  
STAIRCASE DETAIL



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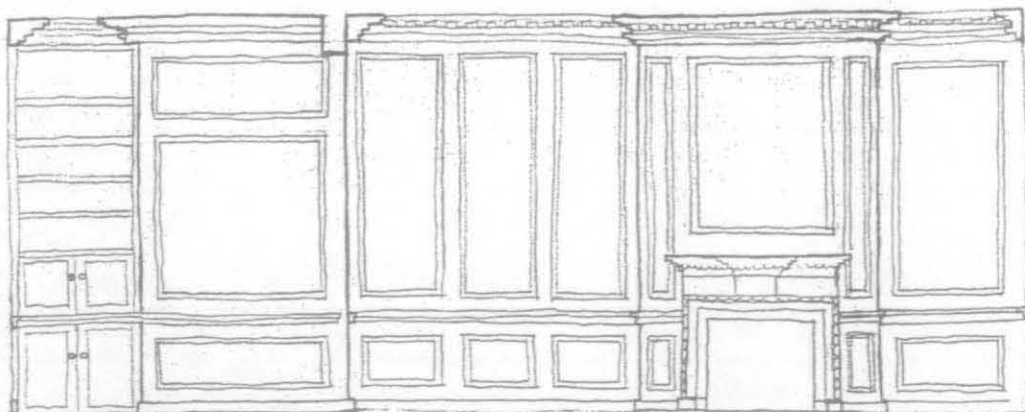
FIRST FLOOR 101  
WALL PANELLING



A - A



B - B

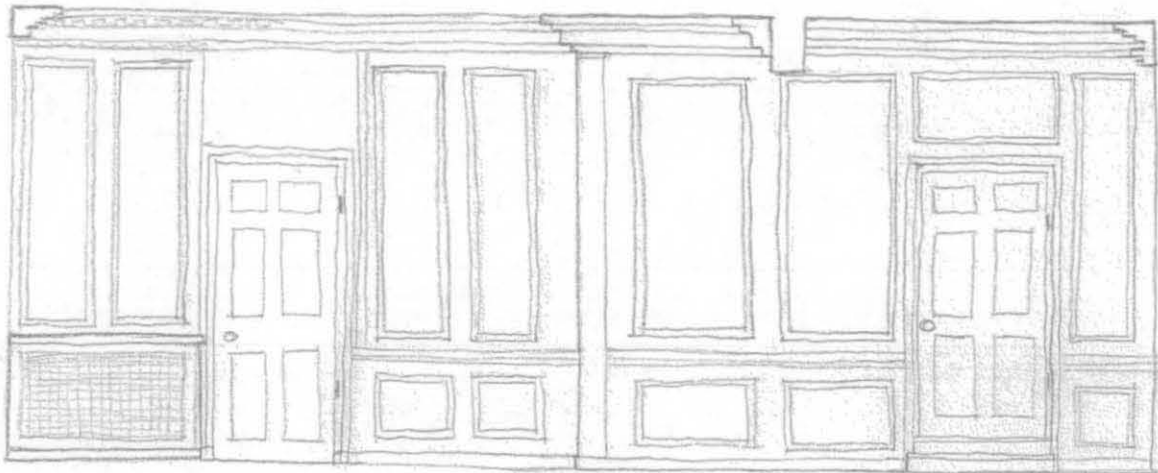


C - C

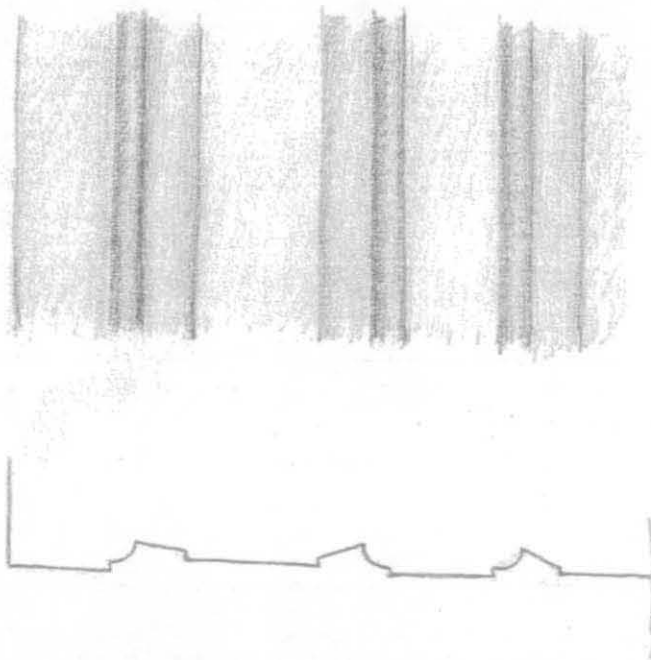
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15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR 101  
WALL PANEL & PANEL DETAIL



D-D

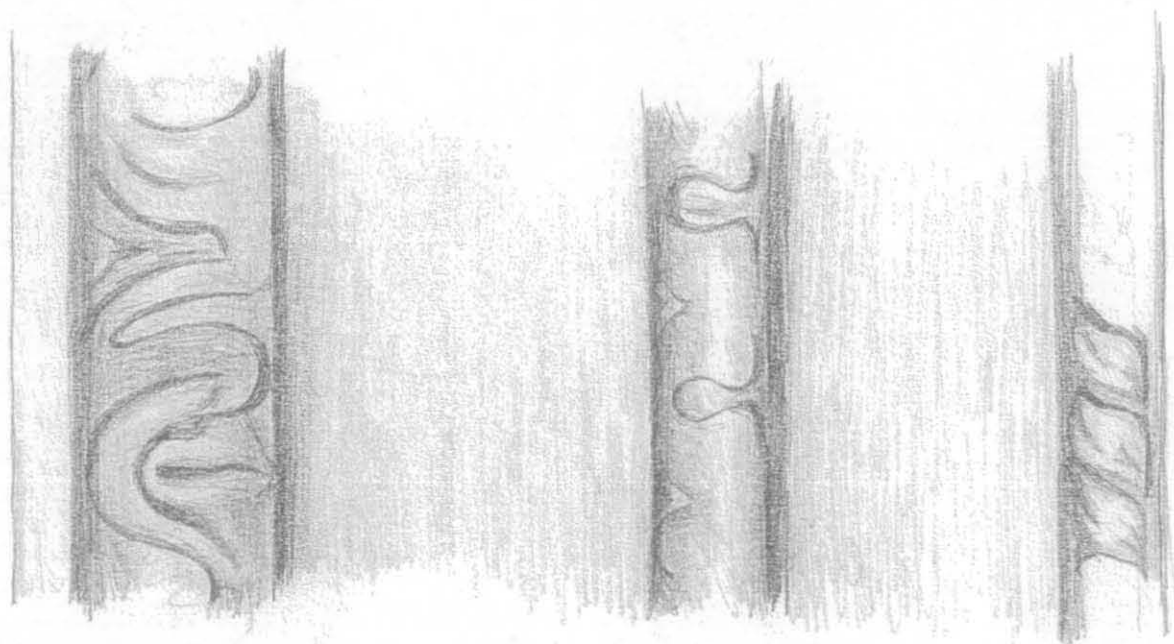
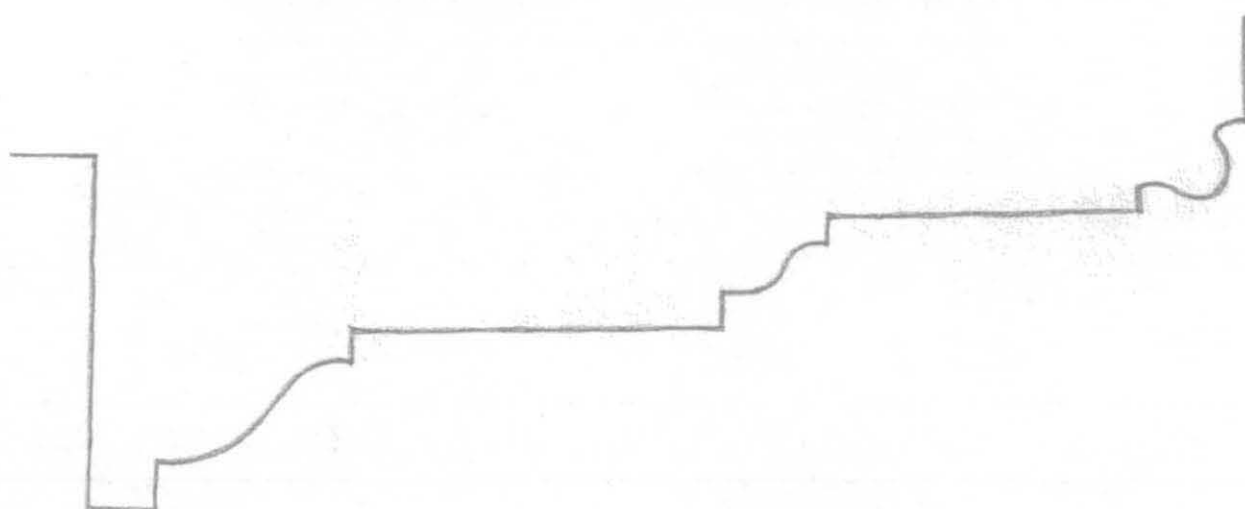


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15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR 101

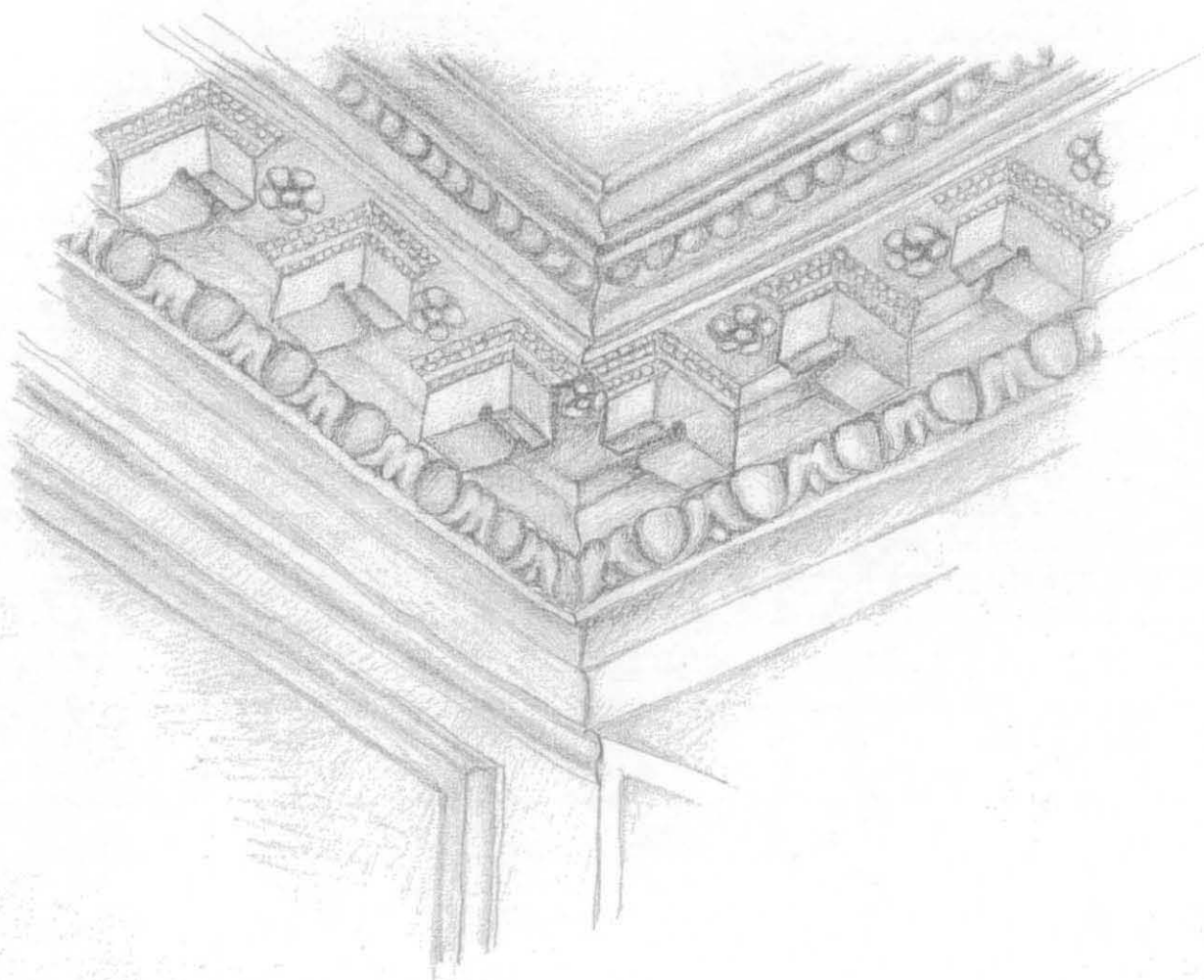
DOOR D23 FRAME SECTION DETAIL



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FIRST FLOOR 101  
WINDOW FRAME DETAIL

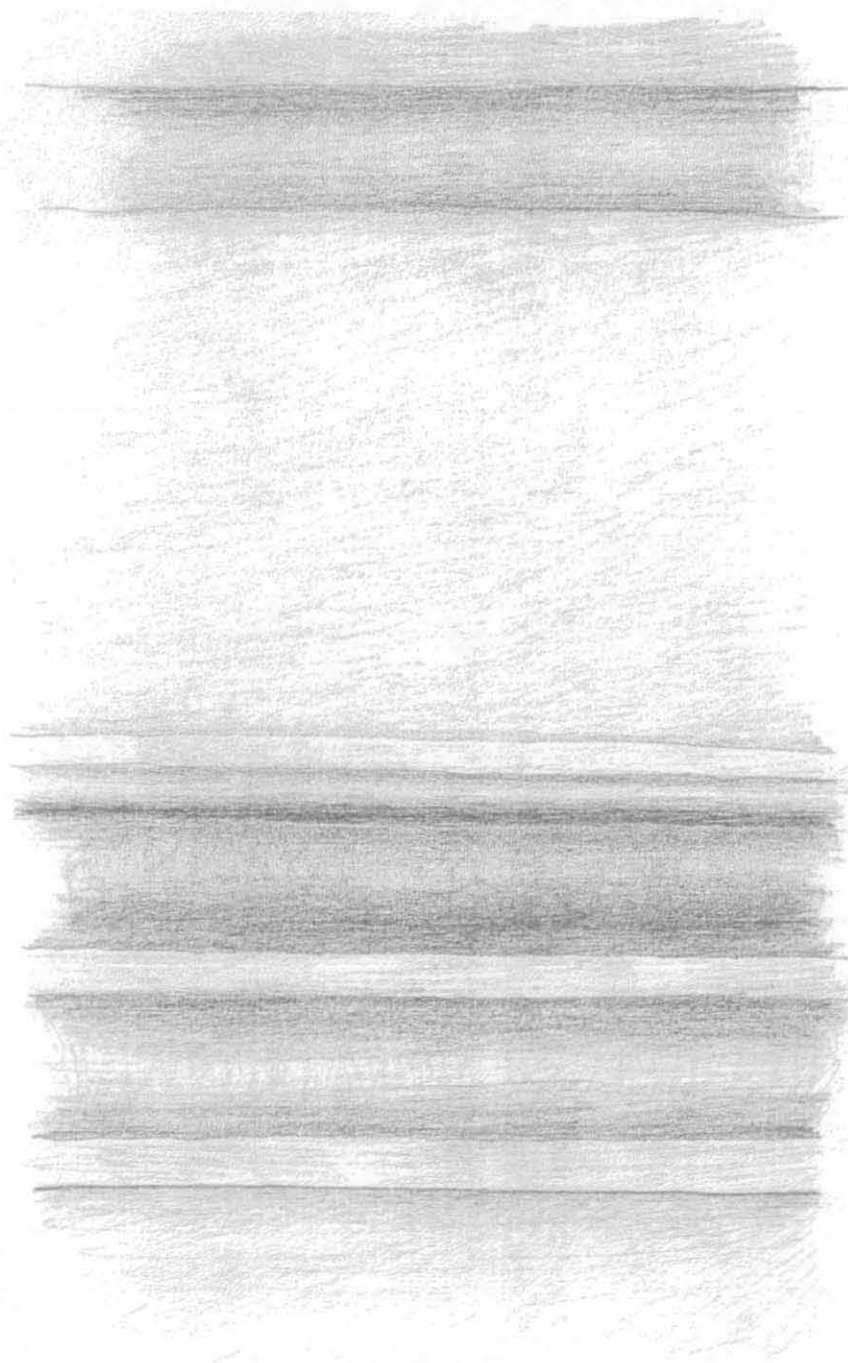
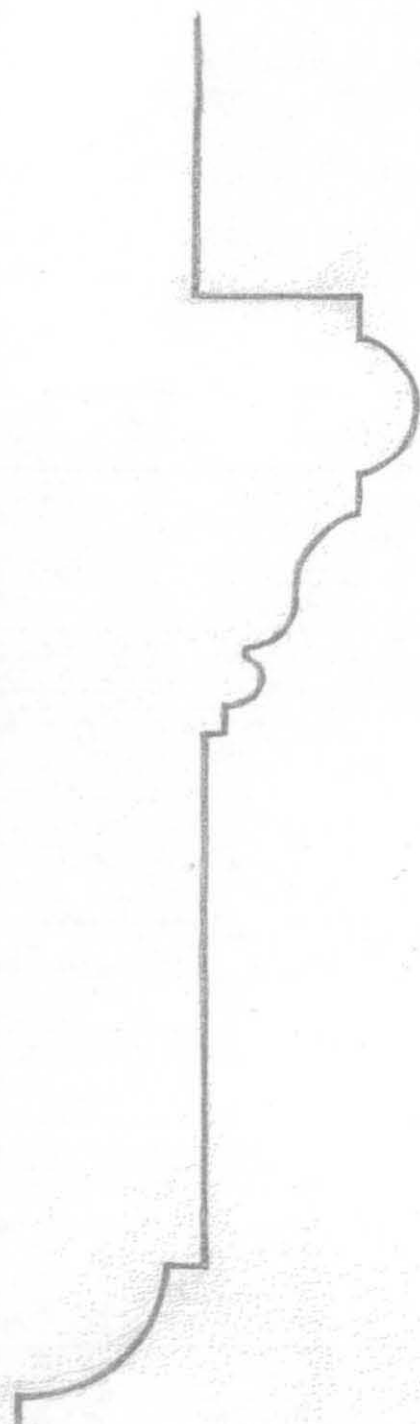


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15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR 101  
PANEL & DADO DETAIL

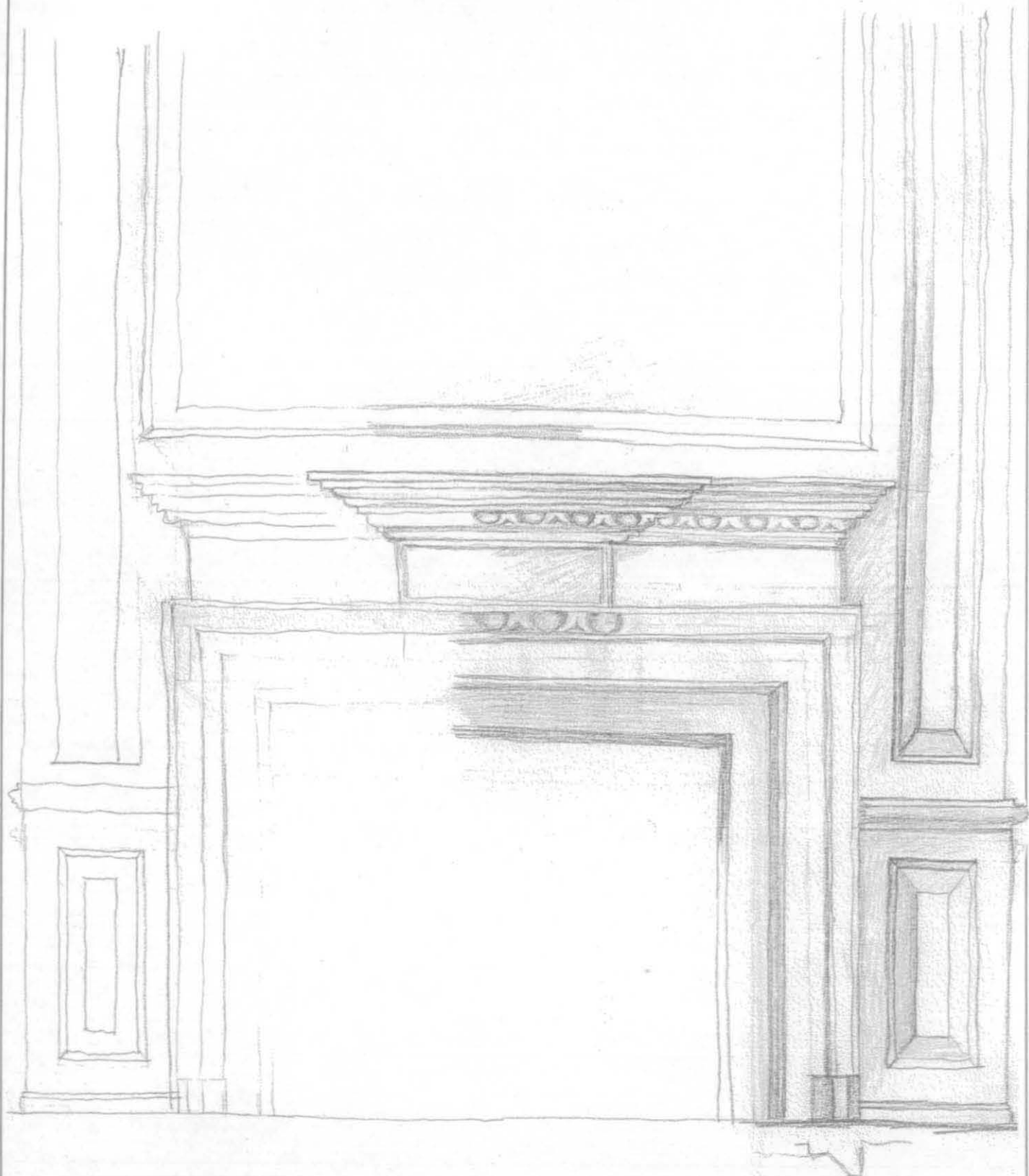


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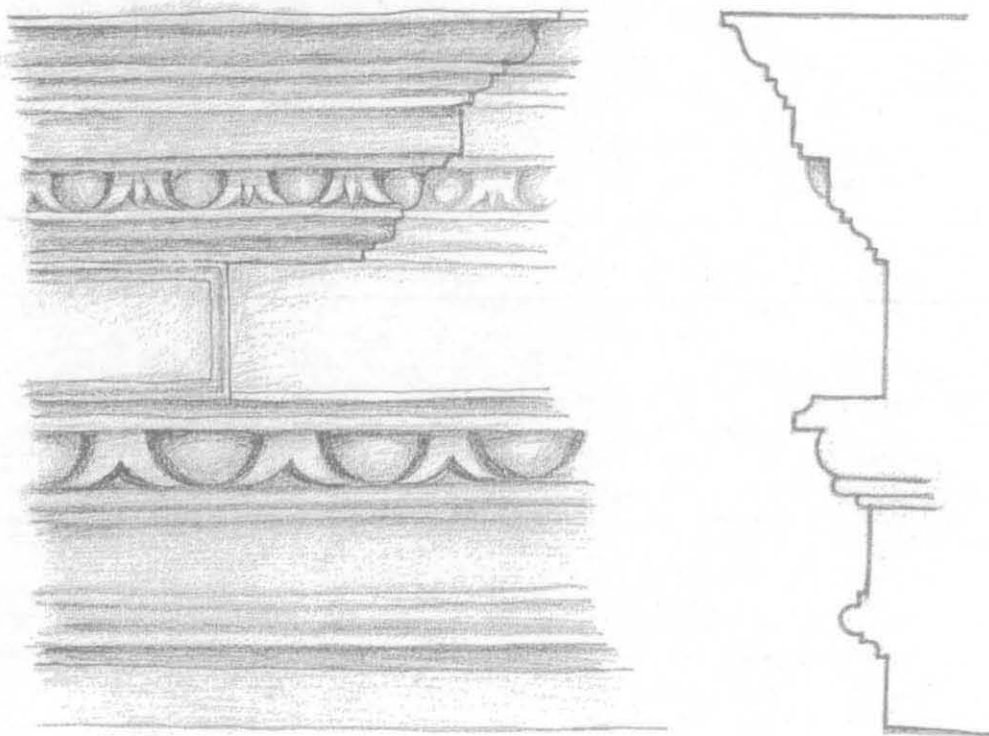
FIRST FLOOR 101  
FIREPLACE



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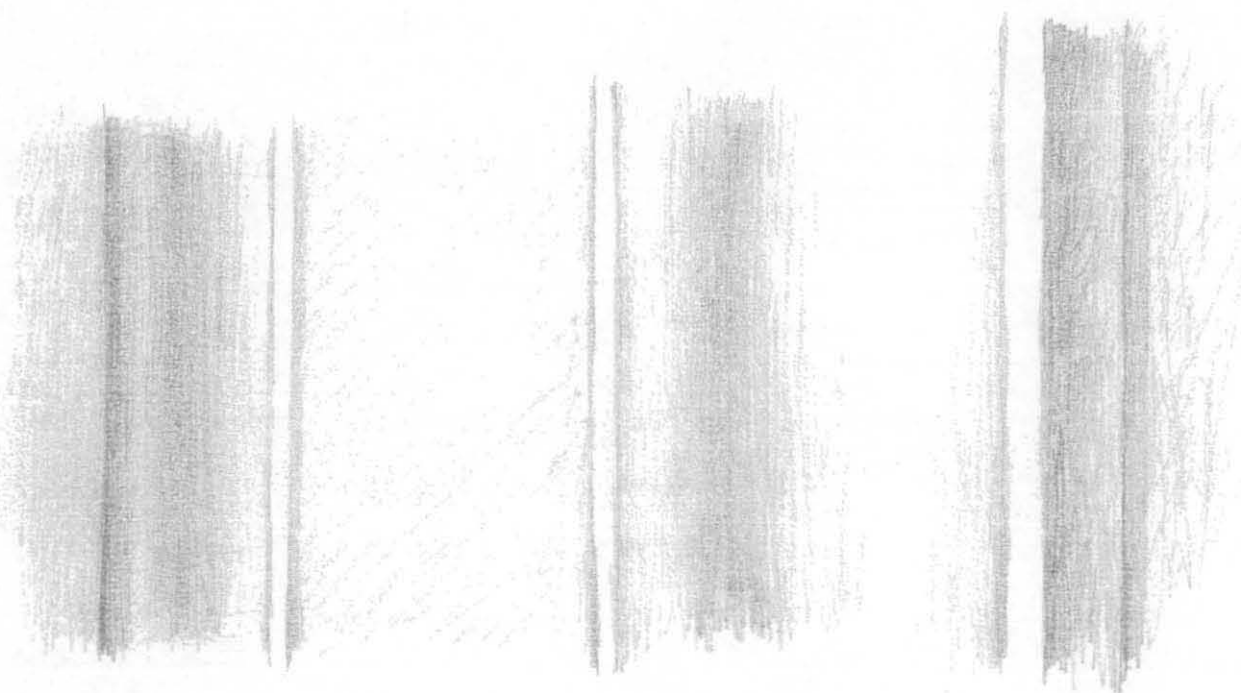
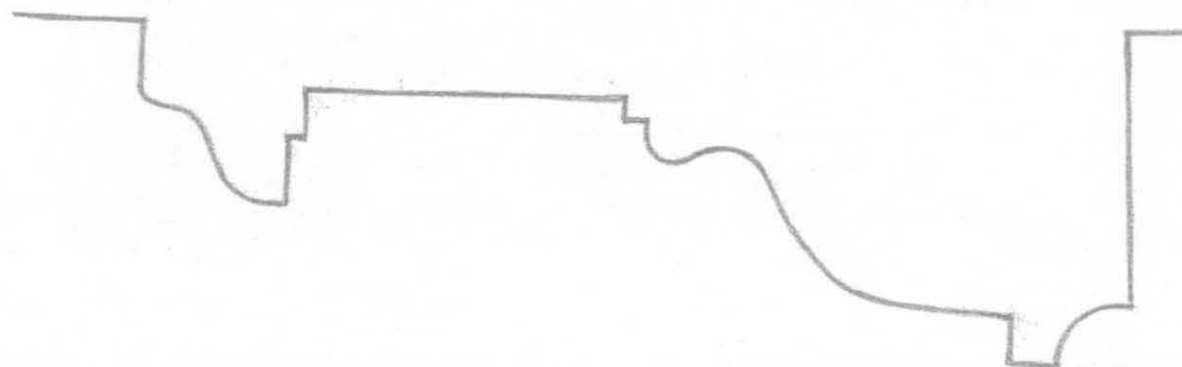
FIRST FLOOR LIVING/DINING ROOM 101  
FIREPLACE DETAIL



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15 CHEYNE WALK, LONDON SW3 5RB

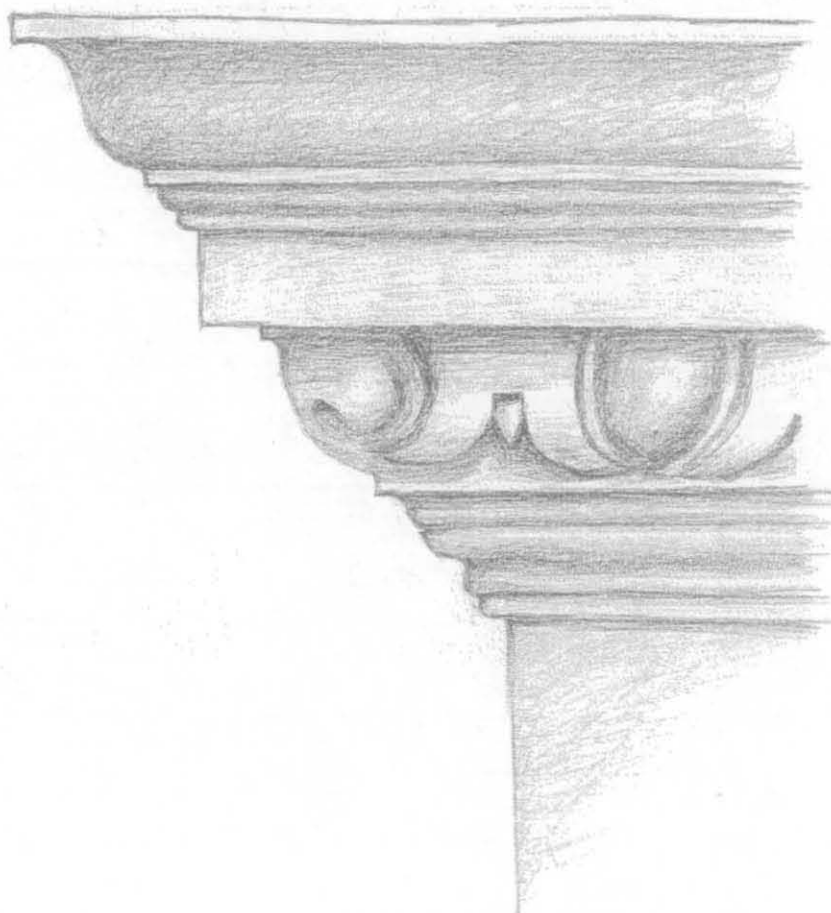
FIRST FLOOR 101  
FIREPLACE SECTION DETAIL



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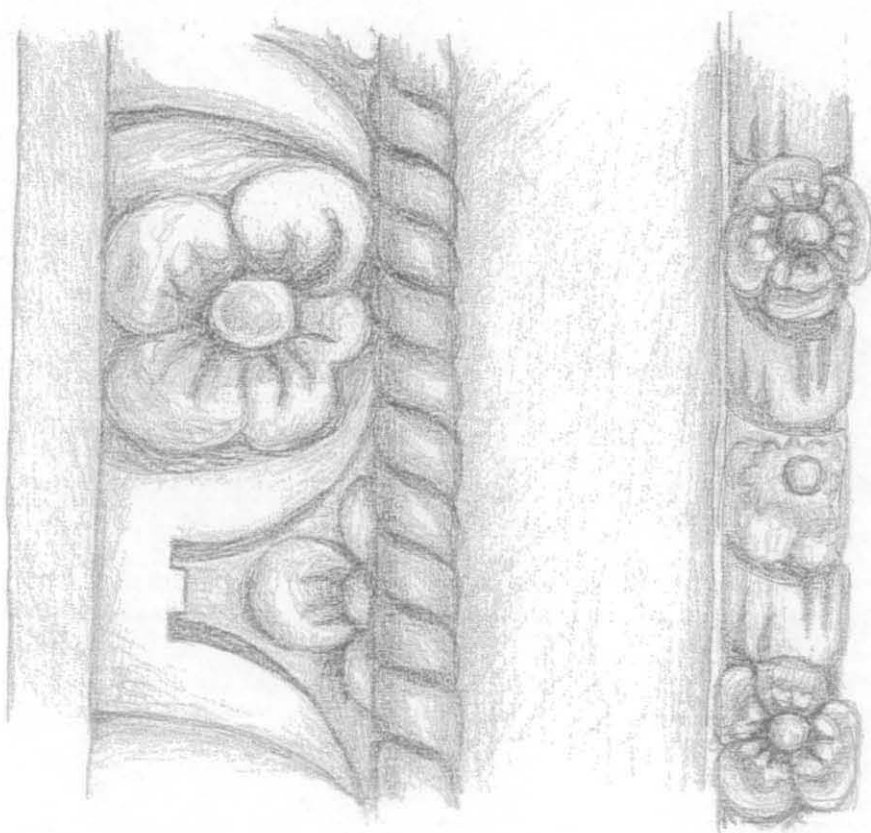
FIRST FLOOR 101  
FIREPLACE PROFILE DETAIL



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FIRST FLOOR LIVING/DINING ROOM 101  
WINDOW FRAME DETAIL

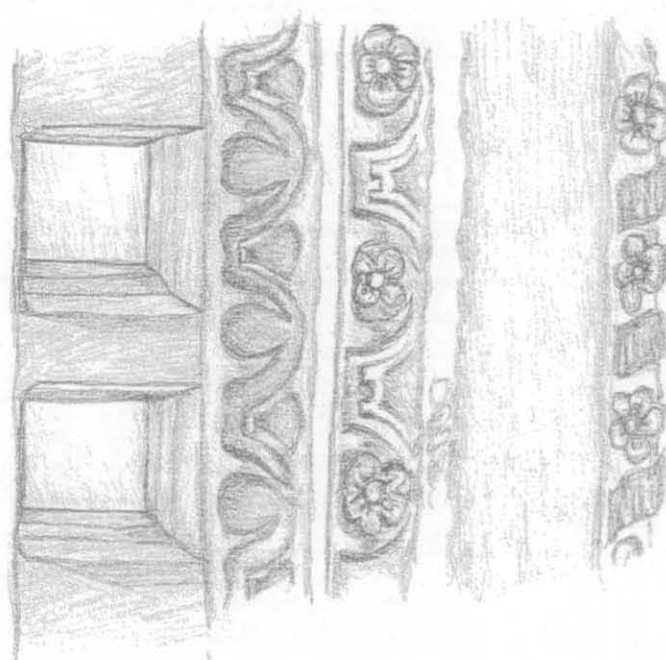


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FIRST FLOOR LIVING/DINING ROOM 101

DETAIL



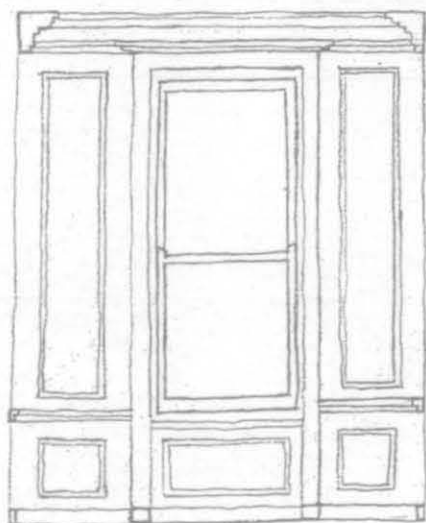
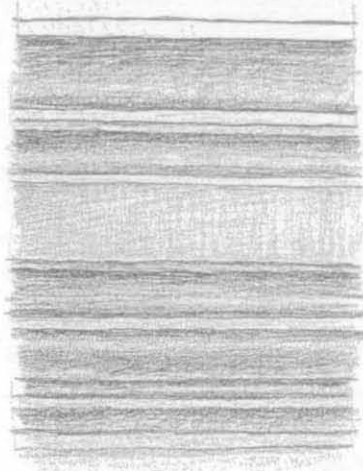
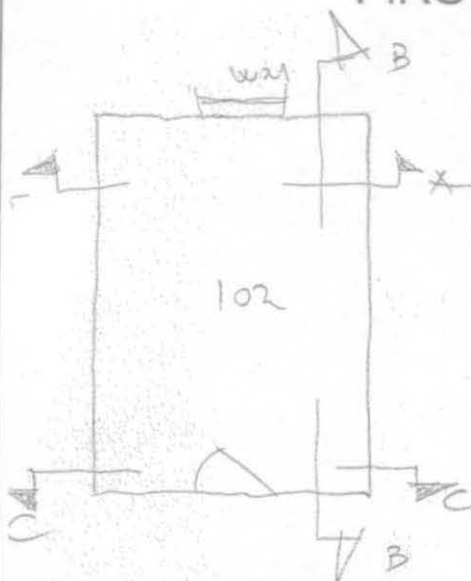
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CHARTERED ARCHITECTS TEL: 020 7724 8280 E-MAIL: [info@ajbrowne.com](mailto:info@ajbrowne.com)



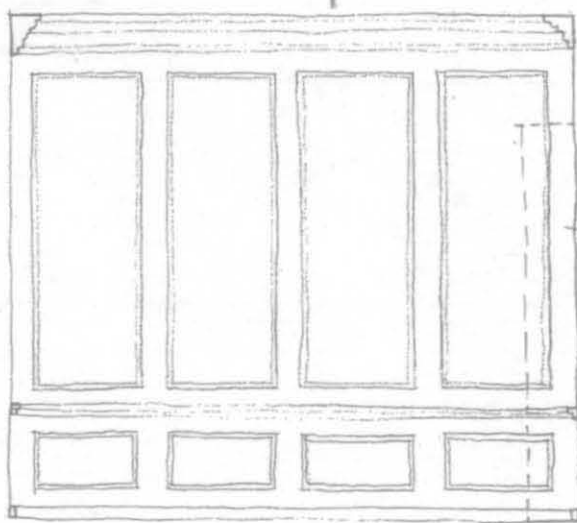
15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR BEDROOM 102

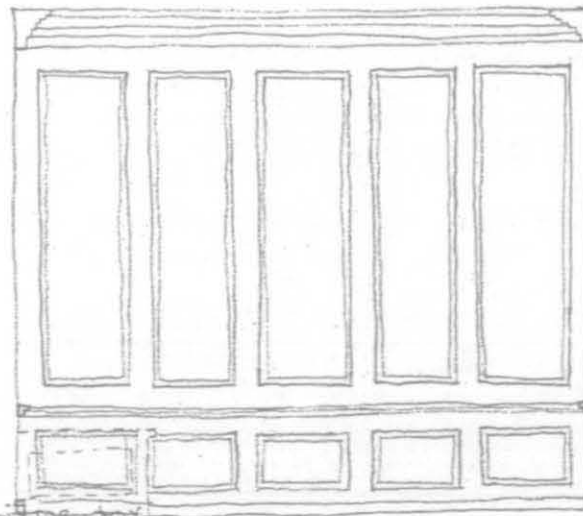
WALL PANELLING



A - A  
C - C



B-B

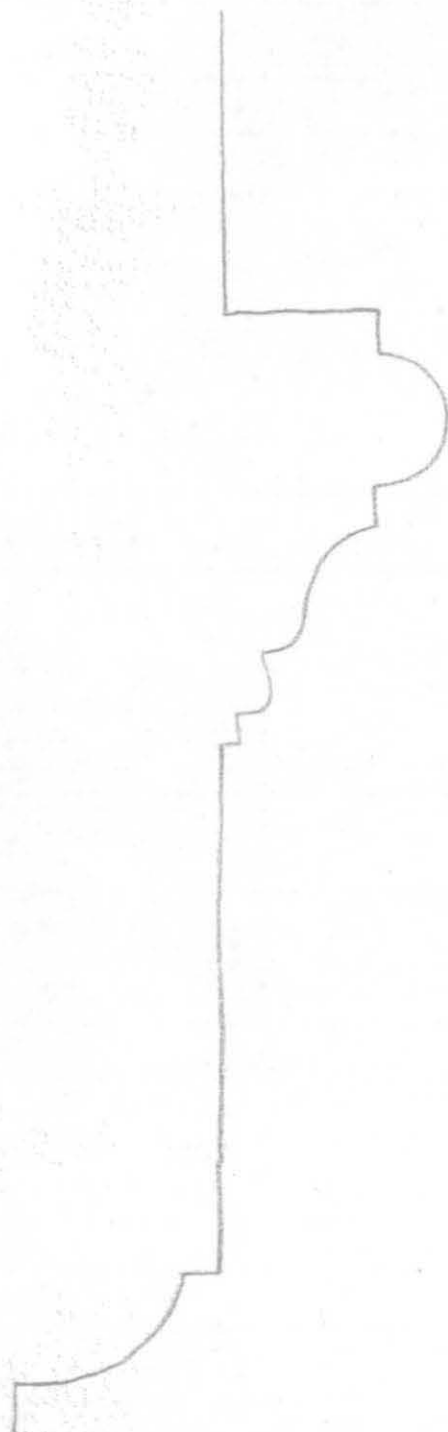


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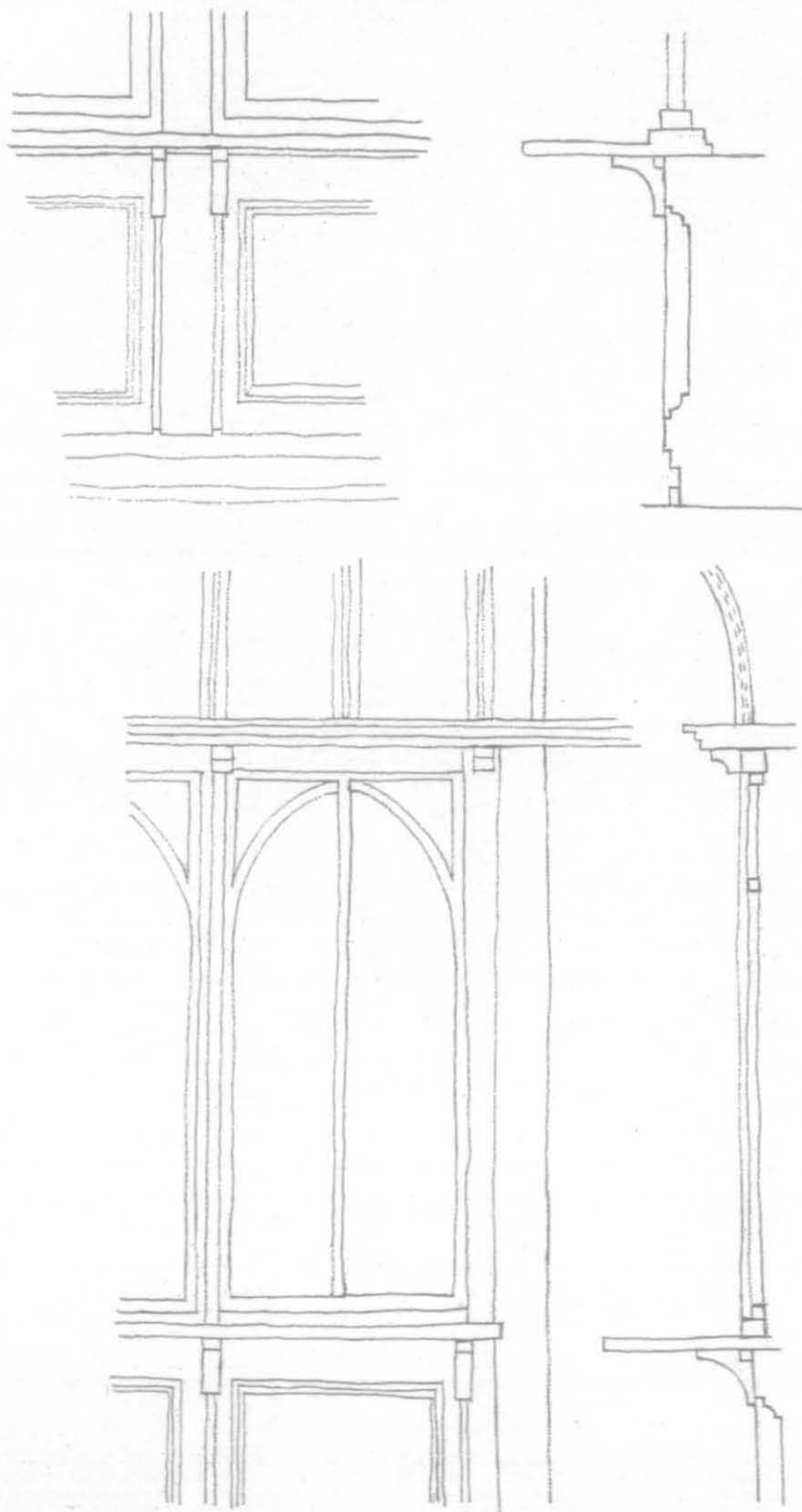
FIRST FLOOR BEDROOM 102  
PANELLING DETAIL



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15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR CONSERVATORY/BALCONY 103  
PANELLING DETAIL

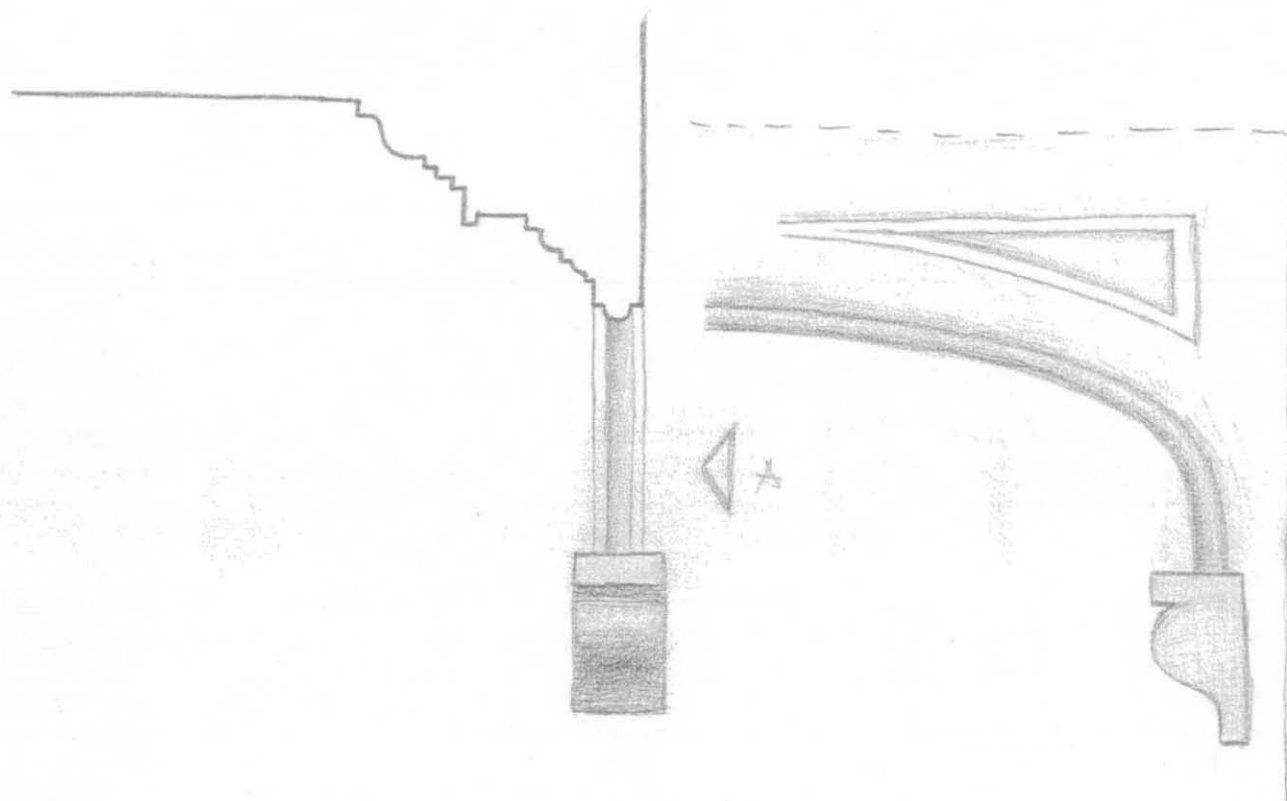


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15 CHEYNE WALK, LONDON SW3 5RB

FIRST FLOOR/SECOND FLOOR LANDING 105

ARCH CORBEL DETAIL



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## Appendix 5: Garden: archaeological evaluation

### Archaeological background

The history of the site at 15 Cheyne Walk has been discussed in the foregoing report, based on cartographic and other evidence for land use on the site since the early 16th century. A comprehensive examination of available archaeological information from the vicinity, derived from published sources and from the Greater London Sites and Monuments Record (SMR) in the care of English Heritage, has augmented this historical account, and has enabled a brief set of research aims to be drawn up with respect to any possible archaeological investigation on the site. The following table lists the published information and the SMR entries, which can be located on Fig 3 in the foregoing report.

*Table 1: Archaeological sites (including SMR entries) within approximately 500m of the site (to accompany Fig 3 in the foregoing report)*

Map spot	Location NGR (TQ)	SMR entry (if applicable)	Address	Description	Comment
1	2737 7775		25 Oakley Gardens	Watching brief (OAK90)	See below
2	2708 7765		2-4 Old Church Street	Excavation (OCU00)	
3	2710 7765		6-16 Old Church Street	Excavation (OCR97)	
4	2710 7762		Cheyne Hospital, 61-62 Cheyne Walk	Excavation (CYH96)	
5		SMR: 08164501		Wall to SW of Oakley Gardens (16th-c)	Presumably [74] in the present survey (see below)
6		SMR: 08164503	19-26 Cheyne Walk	Site of Great Garden ('15th-c')	
7		SMR: 081645	19-26 Cheyne Walk	Site of Chelsea New Manor House ('15th-c')	
8		SMR: 084214	Thames foreshore	Barge (19th-c)	
9		SMR: 084215	Thames foreshore	Barge (19th-c)	
10		SMR: 084213	Thames foreshore	Boat (19th-c)	
11		SMR: 112052-9, 112077	Chelsea Reach	Many artefacts of various periods	
12	2770 7780	SMR: 213625	Chelsea Embankment	Chelsea Physic Garden (late 17th-c)	
13	2728 7767	SMR: 081664	Cheyne Walk	Site of Shrewsbury House (early 16th-c)	
14		SMR: 08166402	Cheyne Walk	Boundary wall (16th-c)	
15		SMR: 08166401	E of 16-26 Cheyne Walk	Garden walls (16th-c)	

16		SMR: 08166403	E of 46 Cheyne Walk	Garden wall (16th-c)	
17		SMR: 081651	Lawrence Street	Site of manor house (Saxon [& medieval])	
18		SMR: 083812-20	61-62 Cheyne Walk	Artefacts etc from CHY96	See below
19		SMR: 213666	Cheyne Hospital, 62 Cheyne Walk	House (late 17th-c)	
20		SMR: 081650	Church Street	Church (St Luke) (13th-c)	Erroneous entry?
		SMR: 213632	Old Church Street	Church (All Saints) (13th-c)	
		SMR: 081665		Site of Saxon [& medieval] village	
21		SMR: 083845	Thames foreshore	Stairs (19th-c)	
22		SMR: 084217	Thames foreshore	River wall (19th-c)	

The results of four archaeological excavations since 1990 are summarised below, as originally published in the 'Annual excavation round-up' in the pages of *London Archaeologist*.

[Map spot 1]

25 Oakley Gardens, SW3 (OAK90):

'Excavation revealed two fragments of foundation which may have been part of a boundary wall for the Tudor manor house to the S, although one appeared to be later, possibly a Georgian rebuild of the original wall. A layer of brick rubble was found which may relate to the demolition of the manor house' (Ian Grainger, DGLA, Museum of London).

[Map spot 2]

2-4 Old Church Street, SW3 (OCU00):

'Natural gravels were cut by ditches and pits in the N part of the trench, the latest of which was of 19th-c date, but others appear[ed] to be no later than medieval in date. Large 18th-c sand extraction pits were cut by 19th-c graves. The burials lay within the graveyard belonging to Chelsea Old Church... A brick wall marked the N boundary of the graveyard' (Robert Cowie, MoLAS).

[Map spot 3]

6-16 Old Church Street, SW3 (OCR97); evaluation & excavation:

'Excavations in the S of the site revealed floodplain gravels overlain by an alluvial silt layer from which many artefacts were recovered, including pottery sherds dating from AD 170 to the mid 14th c and two struck flints. Roman and Saxon features were primarily observed where they cut into the natural gravels; although they were probably cut through the alluvial deposits the features were not generally visible at that horizon. No prehistoric features or deposits were found *in situ*, but residual redeposited cultural material was recovered from later features including struck flints and two pottery fragments of probably Late Bronze Age date. Until recently no Roman activity has been recorded in the vicinity of the site and so it is significant that a pit and a shallow ditch containing Roman pottery dating to the 3rd c AD were recovered during these excavations.

'A few features dating to the middle Saxon period were observed in the E of the site, and a number of postholes, probably representing a timber structure, were tentatively linked to this period of occupation. A N-S discontinuous ditch which cut the W end of the Roman ditch, ...whose alignment mirrored that of a row of postholes from the previous phase, was dated [as] Saxo-Norman and may indicate a continuity of function for this area of the site. Cartographic evidence from 1664 shows houses fronting on to Church Lane (now Church Street) and the E-W aligned property boundaries shown on this map continued through to the 19th c. The post-medieval features on the site would have been in the garden areas of these properties, including rubbish and cesspits, boundary ditches, brick-lined soakaways and wall footings' (Shahina Farid, Pre-Construct Archaeology Ltd).

[Map spot 4]

61-62 Cheyne Walk, SW3 (CYH96); evaluation, excavation & watching brief:

'Prehistoric material and Roman pottery were found in fills of later features. Above the natural brickearth were early medieval deposits and cut features, including pits, postholes, a ditch and possible bedding trenches and a beam slot. Most of them are dated to the late 11th-12th c, with some dated to the 13th-14th c. The central part of the site was truncated for the insertion of a cellar, constructed of roughly squared chalk blocks, and dated to the 15th c or later. Contemporary and later rubbish and sand extraction pits were recorded and also brick walls and a cesspit of 17th-18th-c date' (Joe Partridge, MoLAS).

### **Archaeological evaluation**

Four small test pits were dug by contractors against the west and east walls of the rear garden, in May 2004, for engineering purposes. These were examined and the deposits revealed were recorded by MoLAS. The holes were very small and the sections drawn are not sufficiently large or complicated to be worth redrawing, so the original record drawings are reproduced in this appendix, including a location plan of the four holes. The sequence seen in each hole is summarised below, with an interpretation, followed by general conclusions. Heights above Ordnance Datum have been calculated by reference to heights of ground level in the garden given on plans supplied by the architect.

#### **Test Pit 1**

This was dug against the west wall of the garden, [71], about 2.4m from the southern edge of the garden. The hole measured about 0.30 x 0.45m in plan and was up to 0.72m deep.

At the base of the hole was a firm, fine, light to mid buff-brown silty sand, [70], which by contrast with overlying deposits was relatively pure and homogeneous. The surface of this deposit was 0.68m from ground level in the garden, i.e. at a height of about 5.74m OD.

This was overlain by a loose dark grey-brown or grey-black deposit, [69], of mixed sandy silt, with frequent varied pebbles and small fragments of glass, coal, mortar, and many roots. This continued to ground level, with little change.

Deposit [70] is interpreted as representing a decayed, disturbed natural soil, which was probably truncated and overlain by a highly mixed deposit [69] of garden soil and building debris, the latter possibly disturbed and contaminated at a relatively recent date.

## Test Pit 2

This was dug against the east wall, [74], about 5.4m from the southern edge of the garden. The hole measured a maximum of 0.50m x 0.60m in plan, and was relatively shallow, meeting obstacles such as a rubber-coated cable or pipe and thick roots at a depth of 0.30m.

At the base of the hole, directly overlying a mass of roots, was a moderately compacted black silty garden soil, [73], with many decayed rootlets, overlain at a depth of about 0.15m below ground level by loose light brown-grey sandy garden soil. Both these deposits are interpreted as related to the latest use of the garden, and are of no further significance.

## Test Pit 3

This hole was dug against the west wall, [70], near the north-west corner of the garden, at a distance of about 19m from the southern edge of the garden. The hole measured 0.45m x 0.30m in plan and was up to 0.80m deep.

The lowest deposit was a firm, dark grey-black garden soil, [76], with occasional charcoal or coal fragments. This was overlain at a height of about 6.92m OD by a looser deposit, [75], of dark grey silty garden soil containing frequent fine pebbles and bands of fine roots, coarser and with more inclusions than [76].

This test pit was in a part of the garden, at the north end, raised in height above the rest, and the deposits revealed are interpreted as all relatively recent in date, relating only to the latest use of the garden.

## Test Pit 4

This hole was dug against the east wall, [74], about 10m from the southern edge of the garden. The hole measured about 0.50 x 0.40m in plan, and was up to 1.00m deep.

At the base of this hole a deposit of firm, mid buff-grey silty sand, [79], was exposed, which by comparison with the overlying deposits was relatively pure and homogeneous. This was overlain at a height of about 5.47m OD by two successive deposits, [78] and [77], both fairly similar to each other. The former, [78], was slightly firmer than [77], and darker grey in colour, and siltier garden soil, with occasional roots. This deposit was roughly 270mm thick, although the boundary between the two deposits was not sharp or clear. The uppermost deposit, [77], was both looser and more mixed than [78], forming a light to mid grey sandy soil containing moderate roots.

The lowest deposit, [79], closely resembled [70] in Test Pit 1 and is interpreted similarly.

## Conclusions

At both the west and east edges of the garden the deepest deposits seen in the evaluation were very similar to each other, forming relatively firm, homogeneous buff-coloured sandy deposits without inclusions, at a height of 5.74–5.47m OD. All other overlying or higher-level deposits were variants of dark, silty garden soils, except for a mixed deposit in the south-west corner of the garden that included building debris; the latter may have been relatively recently disturbed.



The lowest deposits are interpreted as representing a common horizon, possibly the result of previous cultivation or horticulture. The level of this horizon is close to ground level in the street at the southern end of the site, and is therefore probably close to, or just below, the level of the ground surface in the northern half of the site at the time of construction of the house at No 15 Cheyne Walk. The deposits contained no definite evidence for their date, but their level and character suggest that they could have predated the construction of this building. The deposits did not form a clear undisturbed soil horizon, as such, but were probably the remains of a soil horizon. The ground surface in this area would probably have been disturbed during construction of the building, and any subsequent garden would have left clearer traces of cultivation, but the relative purity and homogeneity of the surviving lowest deposits suggest that they were seen at a level below that at which such disturbance would have taken place. The deposits may therefore relate more directly to the Great Garden of the New Manor House (later Cheyne House), documented as having existed on the site for some 170–180 years before construction of No 15 Cheyne Walk, or possibly to earlier phases of activity, for which no other evidence exists.

#### *Archaeological potential of the present site*

The archaeological significance of the background information tabulated above (Table 1 and Fig 3), together with the results of the evaluation, can be summarised below.

There may be evidence on the site for:

- Early settlement and agriculture, either of Roman or of Saxon date, even if only in the form of artefacts redeposited in later contexts.
- Medieval agriculture and settlement.
- Horticulture and garden layout related to the Great Garden of the New Manor House, established c 1540. The horticulture may possibly, but not necessarily, have been ornamental rather than economic.
- Construction of the existing house at No 15 Cheyne Walk, documented in 1717–18, and laying out its garden.

The likelihood of archaeological evidence surviving as stated above will have implications for any possible groundworks on the present site, in the area of the garden at least.

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56

brick wall

$\rightarrow N$

adherent brick bldg

← top of W glm will fairly level from S to N

well faced & pointed brick wall  
17'-6" headers coping

continuation to N of wall [7]

— 732 m OD

$$W \leftarrow$$

→

mixed  
ages of  
grass  
wherever  
gd level on top

Wose  
Mk grey  
silty sandy soil  
grey fine pebb  
roots in bedrocks

former mod  
dk grey-black  
grayer siltier soil  
fewer inclusions exc  
or coal-like laminae?

red brick <sup>Intty</sup> cream  
most looking  
as y said from  
w

ce will belong to  
No 18, to W

Eucalyptus

over to W for  
OK? Robinia pseudacacia?

elav 5-N 179th WRM N°16 Cheyne Wk

→ N

5.

top of early bowl

8. Rev

✓ 1.95

179

1-12

159

TX  
TR

CYW04

trial hole  $\neq$  along  $\pm$  wall

28/5/04

(56A)

