

**PETTY FRANCE STREETScape  
SECURITY SCHEME,  
102 PETTY FRANCE, LONDON  
SW1H 9EX**

**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

**LOCAL PLANNING AUTHORITY:  
CITY OF WESTMINSTER**

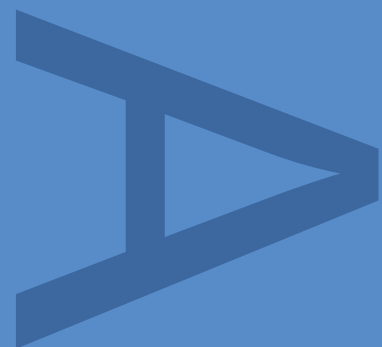
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**PRE-CONSTRUCT ARCHAEOLOGY**



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PETTY FRANCE STREETSCAPE SECURITY  
SCHEME, 102 PETTY FRANCE, LONDON SW1H  
9EX

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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**Petty France Streetscape Security Scheme, 102 Petty France, London SW1H 9EX**  
**An Archaeological Watching Brief**

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**Local Planning Authority:** City of Westminster

**Planning Application Number:** 11/04791/FUL

**Site Code:** PET11

**Central National Grid Reference:** TQ29617955

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PCA Report No: R11258

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## **1 ABSTRACT**

- 1.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd around the Ministry of Justice, 102 Petty France, City of Westminster, SW1H 9EX during groundworks necessitated by the implementation of the Petty France Streetscape Security Scheme. The investigation was conducted intermittently between 7th September 2011 and 12th March 2012, was commissioned by West One Infrastructure Services and inspected and monitored by the archaeological advisor to the City of Westminster, Diane Abrams, of English Heritage.
- 1.2 An archaeological desk-based assessment (Holden and Fairman, 2009) suggested a low to moderate potential for medieval remains and a high potential for post-medieval remains.
- 1.3 The works comprised the excavation of one trench that measured approximately 167m long by 3m wide and was excavated to a maximum depth of 1.20m below ground level. It was positioned across the footprint of the works that extended east to west along the northern side of Petty France before turning north at the eastern end, along Queen Anne's Gate.
- 1.4 Deeper excavations necessitated by the diversion of services allowed for the observation of what has tentatively been interpreted as a natural sand horizon. The next archaeological horizons were recorded as redbrick walls and drains, presumed to date to the 18th to 19th centuries and comparable with buildings seen on historical cartographic sources. Seen in association with these remains was a layer of dumped material containing material from a comparable date. This suggests an untruncated archaeological sequence towards the north of the study site. The main east to west part of the works revealed later walls and foundations, made from yellow stock bricks and part of the late 19th century Queen Anne's Mansions that were demolished in the 1970s. Modern demolition and ground raising horizons completed the archaeological sequence up to the road surface and its associated bedding layers.
- 1.5 The archaeological remains observed confirm the presence of post-medieval brick-built structures across the redevelopment area dating from the 18th-19th centuries. The early features may represent parts of the range of terraced properties visible on historical cartographic sources seen to predate the late 18th century Queen Anne's Mansions buildings, the foundations of which were also recorded during the works. The significance of the later walls and foundations lies with their relation to the Queen Anne's Mansions that was known to be a pioneering development in terms of use of its hydraulic lift system and height.

## **2 INTRODUCTION**

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd at the Ministry of Justice, 102 Petty France, City of Westminster, SW1H 9EX (Figure 1), during groundworks necessitated by the implementation of the Petty France Streetscape Security Scheme surrounding the government offices on the north side of Petty France and the west side of Queen Anne's Gate (Figures 1 and 2).
- 2.2 The site lies partially within an Area of Special Archaeological Priority as defined by the City of Westminster's Unitary Development Plan (2007).
- 2.3 The investigation was conducted discontinuously between 7th September 2011 and 12th March 2012, and was commissioned by West One Infrastructure Services. The watching brief was supervised variously by Richard Humphrey, Iain Bright, Ashley Pooley and Paw Jorgensen and was managed by Chris Mayo, all of Pre-Construct Archaeology Limited. The archaeological works were inspected and monitored by the archaeological advisor to the City of Westminster, Diane Abrams, of English Heritage. All work was undertaken following the appropriate English Heritage (GLAAS) service.
- 2.4 An archaeological desk-based assessment (Holden and Fairman, 2009) suggested a low to moderate potential for medieval remains and a high potential for post-medieval remains.
- 2.5 The site is currently in use as a road and pavement situated immediately outside the Ministry of Justice building on Petty France. Before historic reclamation, the area was most likely marshland associated with a tributary of the River Tyburn that is thought to have followed the course of Victoria Street to the south. The area was reclaimed during the late medieval and post-medieval periods as a result of the expansion of the royal and ecclesiastical seat of power at Westminster Abbey to the east of the site. The area was renowned for its French wool traders and almshouses that would later become developed into rows of terraced houses in the 18th and 19th centuries. Further development occurred with the construction of the Queen Anne's Mansions in the late 19th century that dominated the area to the immediate north of the works, currently occupied by the ministry building.
- 2.6 The work was undertaken in accordance with a Written Scheme of Investigation (Hawkins 2011) which was approved by the Greater London Archaeological Advisory Service (GLAAS). The WSI set posed the following research objectives:
- To record the nature, extent, date, character, quality, significance and state of preservation of any archaeological remains affected by the investigations
  - To assess where appropriate the ecofactual and palaeoenvironmental potential of archaeological deposits and features from within the site
  - To report on the results of the watching brief
- 2.7 The proposed scheme has full planning permission (application number 11/04791/FUL).
- 2.8 The watching brief monitored a trench excavation that started at the western end of the Ministry of Justice and continued to the east along the northern side of Petty France (Figure 2). From here,

the trench turned north beside the eastern edge of the Ministry, along the western side of Queen Anne's Gate.

2.9 The central National Grid Reference for the site is TQ29617955.

2.10 The site was allocated the unique site code PET11.

2.11 The completed archive comprising all site records from the fieldwork will be deposited with LAARC.

### **3 PLANNING BACKGROUND**

#### **3.1 National Guidance: Planning Policy Framework NPPF**

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

#### **3.2 Regional Guidance: The London Plan**

3.2.1 The proposed development is subject to the considerations of policy 7.8 from The London Plan (2011):

##### **Historic environment and landscapes**

##### **Policy 7.8 Heritage assets and Archaeology**

##### Strategic

A London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.

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

##### Planning decisions

C Development should preserve, refurbish and incorporate heritage assets, where appropriate.

D New development in the setting of heritage assets, and conservation areas should be sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources and significant memorials. Where the artefact or memorial cannot be moved from the site without damaging its cultural value, the assets should where possible be made available to the public on-site.

##### LDF preparation

F Boroughs should, in LDF policies, seek to maintain and increase the contribution of built heritage to London's environmental quality and economy while allowing for London to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying and protecting heritage assets scheduled ancient monuments, archaeological assets, memorials and natural landscape character within their area.



### **3.3 Local Guidance: Archaeology in City of Westminster, The Unitary Development Plan and the Core Strategy**

- 3.3.1 The study aims to satisfy the objectives of the City of Westminster, which fully recognises the importance of the buried heritage for which they are the custodians. The City adopted its' Unitary Development Plan in January 2007 and saved some policies in 2010. Amongst these were policy statements in respect of protecting the buried archaeological resource.
- 3.3.2 The proposed development of the site is subject to the Council's Archaeology Policy.
- 3.3.3 The City Council's Core Strategy (adopted 2011) also contains policies guiding the consideration of heritage assets in the borough.
- 3.3.4 The site lies partially within the City of Westminster Conservation Areas of Birdcage Walk and Broadway and Christchurch Gardens.

### **3.4 Planning Permission**

- 3.4.1 The proposed scheme has received full planning permission from the City of Westminster (application number 11/04791/FUL).

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

4.1.1 The Geological Survey of Great Britain, South London, Sheet 256, shows that the solid geology of the development area is comprised of London Clay. The area of works is shown to be positioned on alluvium, however, to the north the lies over a deposit of Langley Silt ('brickearth'), present in the grounds of Buckingham Palace and immediately north of The Mall, which in turn lie over Kempton Park River Terrace Gravels in the area of St James's Park

4.1.2 No onsite geotechnical investigations are known to have been conducted within the site. Geotechnical investigations at Murray House, to the south of the site recorded river terrace gravels at a height of between -0.02m OD and -1.42m OD.

### **4.2 Topography**

4.2.1 The site lies within the pavement adjacent to 102 Petty France, on level ground at an average height of 4.71m OD covering an area of 386.46m<sup>2</sup>.

4.2.2 A local lost river, the Tyburn, is expected to have passed within the close proximity of the site's southern boundary. The watercourse is thought to have been historically culverted, but the precise route is unknown. Barton (1984) projects its route along Buckingham Gate road, before continuing eastwards at some point between Petty France and Caxton Street. The alluvial strata of the Tyburn may therefore extend below the study site, providing modern development has not truncated these deposits. The River Thames lies approximately 750m to the east of the study site adjacent to the Houses of Parliament.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

5.1 The following is taken from the Desk Based Assessment (Holden and Fairman 2009).

### **5.2 Palaeoenvironmental**

5.2.1 The Greater London Historic Environment Register (GLHER) showed no entries for palaeoenvironmental data pertaining to the site within the search radius. However, the course of the River Tyburn and Thorney Island are both close to the site and allow for informed speculation to be made as to the sites character within the regional landscape. Thorney Island, approximately 350m east of the site, represents a local high point of firm ground in a landscape surrounded by marsh, caused by the deposition of Thorney sand beds c. 4'000 cal BP. These favourable settlement conditions would allow for prehistoric communities to exploit such positions. This is the area currently occupied by Westminster Abbey to the east of the study site.

5.2.2 One of the branches of the River Tyburn is likely to have extended from west to east, where it flowed into the Thames, following the approximate course of Victoria Street to the immediate south of the study area. It is likely that this close proximity to the watercourse was responsible for marshy conditions across the area, liable to season inundation, and not easily exploitable for settlement.

### **5.3 Prehistoric**

5.3.1 The palaeoenvironmental conditions detailed above are directly responsible for the absence of archaeological finds, features and deposits observed from the prehistoric period within the study area. Thorney Island represented the local high point in the landscape that would have provided firm, dry land for habitation and is where prehistoric communities chose to settle.

### **5.4 Roman**

5.4.1 The main focus of Roman London was to the east of Westminster in the present day City of London. However, Roman settlement is observed on Thorney Island and suggests that occupation during this period continued to make use of the sites raised setting and access to natural resources. The study site itself is likely to have remained as marshy land that continued to be unfavourable to settle upon.

### **5.5 Saxon**

5.5.1 Occupation of Lundenwic in the Saxon period was focused on the area of raised land between The Strand and Aldwych. The site of Thorney Island continued to be used, however, and developed into an important religious centre. This is reflected in the place name 'Westminster' which derives from the Saxon word 'minster' referring to the monastery church built on Thorney Island by Edward the Confessor. It was consecrated prior to the Norman Invasion of 1066, when it was named 'The Collegiate Church of St Peter' that would later become Westminster Abbey.

5.5.2 London's main royal residence moved west from The City of London to Westminster during this period and thus separated the commercial and royal seats of power.

5.5.3 Documentary sources, such as Edgar's Charter of c. 951 suggest the area was still very much dominated by marshy conditions. This is the likely the explanation for the absence of Saxon finds,

features and deposits recovered from within the study area.

## **5.6 Medieval**

- 5.6.1 To legitimise the Norman kings claim to the throne following the invasion of 1066, Westminster was retained as the legislative centre and royal residence and used for a further 500 years.
- 5.6.2 By the fifteenth century the area had become crowded, noisy and dominated by pick-pockets and thieves. Inside the Abbey precinct, one of the shops was rented by William Caxton who by 1478 had printed the first edition of Chaucer's Canterbury Tales. Caxton's name still survives as a street name near the site.
- 5.6.3 The focus of settlement remained centred around Thorney Island and Westminster Abbey, with few archaeological finds, features and deposits seen within the study area. The GLHER search, however, suggests the presence of two chapels located approximately 100m south of the study site, near the almshouses of Cornelius Van Dun. The second of these was dedicated to St Armine who Henry VII believed to have saved him from a shipwreck. At Caxton Street, a watching brief recorded evidence of intercutting pits containing 12th and 13th century pottery whilst material of a similar date was found with ovens and dumped horizons much further northeast of the site at Canon Row.

## **5.7 Post-Medieval**

- 5.7.1 Petty France has existed since at least 1494 when it was known as 'Pettefraunce' on account of the French wool merchants who used to reside there.
- 5.7.2 Westminster gained its City status in 1540. Its continued dominance as a centre of national and international power gave rise to problems relating to wealthy couriers and pilgrims who, navigating the narrow city streets, would fall prey to members of society involved in more nefarious activities. This is reflected in present day street names such as Thieving Lane and Sanctuary.
- 5.7.3 St James's Park to the immediate north of the study site was acquired by Henry VIII in 1531 and converted into a deer park. This involved a considerable amount of ground raising in order to lift the height of the ground above the prevalent marshland. These modifications to the surrounding landscape continued well into the post-medieval period and are evident in both historical and archaeological records.
- 5.7.4 Almshouses became common within the study area during the early post-medieval period, with two located on Caxton Street and more situated on Petty France. Additional almshouses were established by James Palmer in 1654 along what is now known as Palmer Street.
- 5.7.5 Ground reclamation and drainage is presumed to have occurred over the locality that allowed for increased occupation. This was observed as 17th century pitting at Caxton Hall in addition to later masonry walls, barrel and brick wells, cess pits and garden soils.
- 5.7.6 Development of the area appears as being well underway by the time of the earliest cartographic representation of the site that dates from 1682 (not reproduced). Properties lined both sides of Petty France and gardens are visible to the rear. Queen Anne's Gate is the location of at least eighteen listed terraced buildings that date to between 1700 and 1832. A map dated to 1750 (not reproduced) shows that the eastern side of the study area has an open area marked as 'Blue Bell

Yard' that in time would become infilled with later developments.

- 5.7.7 Expansion continued throughout the post-medieval and into the Victorian periods, with the area becoming increasingly urbanized as seen by the building of terraced houses. Significant developments include the introduction of the Metropolitan and District Line Railway and the building of Niagara Hall to the west of the site and Queen Anne's Mansions in the late eighteenth century in the area to the north of Petty France and west of Queen Anne's Gate. These were a 14-storey high construction designed by Henry Hankey on land acquired in 1873. The building was extended south and west in 1874 and 1877 and included hydraulic passenger lifts. The London Building Act of 1894 that imposed an 80ft height limit on new constructions came as a direct result of objections to Queen Anne's Mansions. These were demolished in 1973 to allow for the construction of the new UK Home Office building that would later become the Ministry of Justice.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 The archaeological monitoring of groundworks was carried out in accordance with a methodology set out in the Written Scheme of Investigation (Hawkins 2011). All site works were undertaken by Murphy Utility Services under the management of Ciaran Ward and Mike Reardon.
- 6.2 The excavation of a trench that measured approximately 3.00m wide commenced at the western end of the site and progressed to the east following a working area set out by a site engineer working for Murphy Utility Services (Figure 2). This was wide enough to allow for the construction of the reinforced concrete beam as well as surrounding working space within the trench. Additional 'planter' areas were also excavated periodically in association with the beam. The trench measured 118m along Petty France and was 49m along Queen Anne's Gate.
- 6.3 Tarmac surfaces were cut out using a petrol saw then a 360° tracked machine fitted with a pneumatic beaker was used to remove all concrete and tarmac hardstanding surfaces. Following this, the machine was fitted with a flat-bladed grading bucket for the removal of soft deposits.
- 6.4 Excavation ceased at a depth of at approximately 1.20m below ground level. Significant disruption had occurred to underlying deposits as a result of multiple service runs. These included water and gas mains as well as fibre-optic, telecommunications and electricity cables for both the surrounding buildings as well as street-lighting. Considerable delays were encountered when attempting to divert these services as the works progressed.
- 6.5 The deposits observed during these works were considered low-grade enough to be monitored and recorded by the attendant archaeologist as opposed to forming the need to enact an archaeological mitigation strategy. Typically, archaeological remains observed involved brick walls and foundations as opposed to soft deposits and cut features.
- 6.6 The watching brief aimed to determine and fully document the location, extent, date, character, condition, significance and quality of any surviving archaeological remains.

## **7 ARCHAEOLOGICAL SEQUENCE**

### **7.1 Introduction**

7.1.1 The excavation of the trench for the reinforced concrete beam as well as areas for the 'planter' type features commenced at the western end of the Ministry of Justice on Petty France and continued towards the east. It turned to the north at the eastern end of the Ministry building where the trench excavation continued along the eastern edge of the building. Typically, the depth to which excavation extended was not enough to observe archaeological stratigraphy apart from modern backfill and ground raising horizons, presumably deposited at the time of the demolition of the Queen Anne's Mansions in the late 20th century and the resurfacing of Petty France. Masonry remains were, however, observed sporadically throughout the trench. These were recorded, samples of brickwork taken, and related to historical plans of the area as detailed in the desk-based assessment (Holden and Fairman, 2009).

7.1.2 Existing service runs and access hatches were prevalent throughout the works. These were often relocated so as to not cross the reinforced concrete beam and compromise its structural integrity. Diverting services sometimes led to the expansion of the trench width and depth.

7.1.3 The trench was excavated to a depth of between 1.00m and 1.20m throughout its length. This variance was a result of existing sub-surface obstructions and the reinforced concrete beam design.

### **7.2 Phase 1: Natural**

7.2.1 On account of having to divert services, excavation occasionally continued downwards. At the western end of the works, the trench was lowered so as to allow for a water main to be diverted beneath the course of the reinforced concrete beam. This allowed for the observation of what was tentatively identified as naturally occurring stratigraphy. Clean, yellow-brown medium-coarse grained sand, [8], was recorded at a height of 3.26m OD. This was seen at the base of the lower trench to a depth measuring greater than 0.25m.

7.2.2 There were no other observations of naturally-occurring deposits throughout the remainder of the trench excavation.

### **7.3 Phase 2: 18th-19th Century Activity**

7.3.1 Masonry remains and a layer observed on the western side of Queen Anne's Gate represent the earliest archaeological remains seen throughout the works. Layer [13] was recorded in the north of the trench measuring approximately 3m east to west by 3.70m north to south (Figure 11). The layer was severely truncated by modern services and seen to extend from the base of the trench to immediately beneath a modern concrete levelling layer. Its maximum height was approximately 4.37m OD and was seen at 3.84m OD at the base of the trench. It was composed of dark-brown sandy-silt and contained inclusions of animal bone, post-medieval pottery, clay pipe, oyster shells and ceramic and stone building material. These artefacts give a date range to the layer from the 17<sup>th</sup> to the 18<sup>th</sup> centuries, but the presence of clay tobacco pipe and ceramics make an early 18<sup>th</sup> century (pre-1720) date most likely (*pers comm.* C. Jarrett). This layer most likely represents an

episode of ground-raising.

7.3.2 Found above layer [13] were several masonry remains. Wall [10] was seen to extend on a NNE to SSW alignment and was positioned towards the eastern side of the north to south turn of the trench in Queen Anne's Gate (Figures 3 & 4). The wall was seen at a height of between 3.80m OD and 4.00m OD and was severely truncated by modern high-voltage cables that prevented closer examination. Four courses of bricks were seen, although the feature is likely to have extended to a greater depth than which the trench was excavated. A bond type was not recognisable from the brickwork. Comparison of the alignment and fabric type of the bricks of this wall suggest that they were notably different from the bricks of other walls and foundations seen elsewhere in the works and represent an earlier phase of building. Rather than belonging to the Queen Anne's Buildings, this wall may have related to the structure that preceded it and is identifiable on cartographic sources dating from the mid to late 19th century.

7.3.3 A single course of bricks positioned with touching headers was seen extending on a parallel course to wall [10] and was recorded as masonry [11] (Figures 3 & 4). This was both truncated and obscured by existing modern services. Although appearing to be better made than the brickwork of wall [10], this wall may have been from the same structure. The arrangement of the bricks suggests it may also have been part of the western side of a drain, similar to [14] (see 7.3.4). The complete extent of the feature was not seen during the works owing to the services but where seen measured 4.55m north to south, was greater than 0.20m east to west and deeper than 0.20m. Similarly, the height was difficult to ascertain owing to obstructions but is estimated to have been between 3.60m OD and 3.80m OD.

7.3.4 A vaulted brick culvert [14] was observed close to where the trench turned from its east to west course along Petty France to the north along Queen Anne's Gate (Figures 3 & 5). As before, this was severely impacted on by and obscured by live high voltage power cables, making detailed recording impossible. However, this feature appeared materially and stylistically similar to masonry [10] and [11] and is thought to relate to this occupation phase. It is suggested that this drain may have been positioned along the western edge of Queen Anne's Gate and was used for the road as well as the buildings to the west. It appeared as sloping downward from north to south, presumably taking advantage of the fall of the land.

#### **7.4 Phase 3: Late 19th Century Buildings (Queen Anne's Mansions)**

7.4.1 Masonry was seen throughout the trench that has been interpreted as the remains of the Queen Anne's Mansions that were demolished in the late twentieth century to make way for the present-day ministry buildings. These were typically observed to be surrounded by modern gravel and demolition rubble horizons, products of the demolition of the Victorian building reused as ground-raising across the area. The trench was not excavated to a depth at which floor deposits or the base of the foundations were seen. Masonry [1] was composed of frogged yellow bricks that formed a wall measuring 2.20m east to west and was 0.76m deep (Figures 3 & 6). It continued beyond the northern limit of excavation and appeared to extend parallel to the modern Ministry frontage. On the south-facing side of this trench, a thick tar or bitumen rendering was applied to the face of the brickwork. This has been interpreted as damp-proofing.



- 7.4.2 Masonry [2] was seen towards the western end of the trench and measured 2.70m east to west by 0.90m north to south (Figures 3 & 7). It was seen at heights of between 3.75m OD and 3.88m OD and measured 0.78m high. As with wall [1], it was seen to be surrounded by modern ground raising combined with demolition material. It is possible that wall [1] represents a comparable feature to [2] although it was not fully exposed. Masonry [2] was unusual in that a curved, semi-circular recess was seen in the middle of the wall (Figure 7). This was a purposefully created feature of the wall and where seen measured 1.70m east to west by 0.40m north to south. It was filled with modern rubble which was not fully excavated. The northern side of the space appeared as having been blocked up with bricks prior to being backfilled. Tar or bitumen rendering was again seen on the east, west and south facing sides. On the southeast corner of the feature, a metal plate was attached to the masonry. The curved recess may have been part of a chamber or well as part of the hydraulic lift system known from the building.
- 7.4.3 Masonry [3] (Figures 3 & 7) represented an easterly extension of masonry [2] and appeared as a projecting feature to the south of an east to west aligned wall [4]. It was built from identical yellow frogged brick to the earlier masonry and was seen to extend for a further 1.15m to the west. This part of the wall contained additional cast iron pipe-work like that of wall [2] which has again been interpreted as parts of the hydraulic lift system. Much of this masonry was removed by the insertion of a service box to the immediate west which accounts for the wide ranging height of between 2.76m OD and 3.95m OD for the top of the wall where seen.
- 7.4.4 Wall [4] was seen extending on a parallel course to the northern side of the trench excavation, on an approximate east to west alignment (Figures 3, 7 & 8). It is thought to represent either an internal basement division or the southern extent of the Queen Anne's Mansions buildings that were demolished in the late twentieth century. It measured 7.46m long and continued beyond the northern limit of excavation and the base of the trench as excavated in these works. It was composed of similar masonry to [1], [2] and [3], namely well made yellow stock bricks. As before, its southern face was coated with bitumen, acting as waterproofing. It was not possible to ascertain the number of brick courses seen in wall [4], or the bonding type used but the top of the wall was seen at heights of between 3.55m OD and 3.65m OD.
- 7.4.5 The curved nature of masonry [5] is similar to that of feature [2] and is thought to have served an identical function (Figures 3 & 8). Where seen, it measured 3.56m east to west by 1.30m north to south, where it joined onto wall [4]. The full depth of the feature was not revealed. Ten courses of brickwork were seen although the bond type was not visible, owing to a thick black tar render being applied to the outer faces of the bricks. The height on the top of the feature was between 3.32m OD and 4.10m OD. Truncation had occurred across the centre of the feature by an east to west aligned service cut. This was also made through the central recess of the feature. A large cast iron pipe with fittings for gaskets and connections to other pipes was seen extending from the central recess to the outer, southern side of the feature. In addition, another cast iron pipe was seen truncating the feature at the top of the masonry. This feature has been interpreted as relating to the hydraulic lift system of Queen Anne's Mansions rather than simply drainage.
- 7.4.6 Wall [6] represents the easterly continuation of wall [4] from the north-eastern corner of feature [5]

(Figures 3 & 8). It was made from frogged yellow stock bricks and had render on its south-facing side. Where seen, the wall measured 11.48m east to west, was 0.36m wide and was greater than 0.50m deep. Differential modern truncation from both service cuts and the demolition of the building had severely impacted on much of this wall, removing several courses of brick. However, at two occurrences, a special arrangement of bricks was noted along the wall. This was represented by a row of roughly 8 bricks positioned with their longer, stretcher, sides touching that had been laid so as to be inclined sloping downwards from south to north at an angle of approximately 45°. This was not the product of ground movement or differential truncation but is suggested to relate to the function of the building foundation in this place. Unlike the other curved structures [1] and [5], there were no cast iron pipes seen associated with these modifications to the wall although an unrelated pipe was seen crossing the wall and connecting with a modern manhole. The function of this wall, as before, seems related to the basement of the Queen Anne's Mansions and possibly part of the front façade. However, it does seem too small to be a substantial load bearing wall.

7.4.7 Masonry [7] was also likely to be part of the wall [4] and [6], seen within a 'planter' excavation area towards the centre of the Petty France trench area (Figures 3 & 7). Where seen it measured 2.70m east to west and was greater than 0.22m wide. A depth was recorded at 0.34m and the height on the top of the wall was approximately 3.40m OD. A tar render or coating had been applied to its south-facing side. Truncation to this wall was not as severe as seen elsewhere, mainly owing to its positioning away from the road side where service trenches had been excavated.

7.4.8 At the western end of the trench, where the reinforced beam turned a short distance to the north so as to join up with the front of the Ministry of Defence land adjacent to the west of the Ministry of Justice building, masonry was observed and recorded as wall [9] (Figures 3 & 10). This was positioned on an east to west alignment and measured 2.08m east to west by 0.36m wide and was greater than 0.97m deep, the base of the feature not being fully observed. Of particular interest were glazed bricks that lined the inside (north-facing) side of the feature. These can be interpreted as relating to a room where cleanliness and sterility may have been desirable, in something like a cold-store or larder. Comparison of the location of this masonry with historical maps suggests it belonged to the Niagara Hall building to the east of Queen Anne's Mansions.

7.4.9 Wall [12] extended on a north to south alignment and stylistically was made from bricks of an identical fabric and bond of the other walls assigned to this phase and thought to belong to the Queen Anne's Mansions (Figures 3 & 10). It was seen to the immediate west of a service hatch and was heavily truncated by other services in this area. It measured 1.36m north to south, was 0.26m wide and was at least 0.58m deep, the base of the wall not being seen. This may represent the eastern extent of the Queen Anne's Mansion buildings.

## **7.5 Phase 4: Modern**

7.5.1 The remaining ground raising deposits seen surrounding the masonry of the phase 3 features were a combination of demolition material (potentially from the Queen Anne's Mansions) as well as modern deposits.

7.5.2 No further archaeological finds, features or deposits were observed during the works.

## **8 CONCLUSIONS**

- 8.1 A sand horizon that has tentatively been interpreted as natural stratigraphy represents the lowest deposit observed at a height of 3.26m OD. This was seen in a narrow sondage at the base of the main trench excavation that was excavated whilst diverting a water main. Although the material was clean and archaeologically sterile, it varies from the known natural stratigraphy of the area. However, this may represent an isolated lense of natural deposition.
- 8.2 The paleoenvironment of the area, as suggested in the archaeological and historical background, was dominated by the marshy conditions of the River Tyburn valley and floodplain. Thorney Island represents the local topographical high point in the landscape and began to be occupied by people in the prehistoric period. The study area remained uninhabitable, as is reflected by an absence of occupational evidence from during this time.
- 8.3 Settlement on Thorney Island continued throughout the Roman and Saxon periods. Westminster Abbey was established during this time and continued to develop and expand throughout the medieval period.
- 8.4 The study site remained as marshland until the late medieval period: Petty France existed by 1494. Attempts at ground raising began in the later medieval period as Westminster expanded westerly and St James's Park began to be used as a royal hunting ground.
- 8.5 The earliest archaeological remains observed during the works relate to a ground raising horizon of dumped material. This contained demolition material and domestic waste such as animal bone, pottery and clay tobacco pipes, and is dated to the early 18<sup>th</sup> century. Above this were two walls and a vaulted brick culvert, which are thought to relate to buildings that predated the Queen Anne's Mansions; these were terraced buildings that fronted Queen Anne's Gate, which may have been associated with the 18th century Blue Bell Yard or the later Queen's Square Place as shown on cartographic sources.
- 8.6 The next phase of occupation observed in the archaeological sequence relates to the Queen Anne's Mansions, constructed in 1873 and demolished approximately a century later. These were typified by well made yellow brick walls, possibly as part of the basement or related to the front façade of the building on the north side of Petty France. The wall had several protruding masonry features. These had semicircular recesses in them that were seen in association with cast iron pipes fitted with flanges for sealed attachments. The faces of walls and the protruding features were often covered in a tar or bitumen render, thought to have served as water proofing. It is suggested that these features may have related to the hydraulic passenger lift system that is known to have been an integral part of the building. Overlying the masonry remains of this phase with the known outline of the Queen Anne's Mansions results in an almost exact correlation (Figure 3).
- 8.7 To the very west of the excavation area, glazed bricks were seen forming an east to west basement wall. These were special bricks and suggest the function of the space which they formed may have been either a cold-store or somewhere where cleanliness was important. These are likely to have belonged to Niagara House, a contemporary structure to the west of Queen Anne's Mansions.

- 8.8 The masonry remains observed were all sealed by modern ground-raising horizons of sand and gravel, presumably deposited when Queen Anne's Mansions were demolished in the late 20th century and the modern Petty France road surface was being established.
- 8.9 The results are important as they show the survival of post-medieval buildings across the area that in turn may overlie earlier archaeological features. This is particularly relevant towards the north of the trench on Queen Anne's Gate where modern truncation was seen to be minimal.
- 8.10 PCA considers that no further work is appropriate for this project. The completed archive comprising all site records from the fieldwork will be deposited with LAARC under the site code PET11, and the findings of the work will be submitted for inclusion in the London Archaeologist Fieldwork Round-Up.

## **9 ACKNOWLEDGMENTS**

- 9.1 Pre-Construct Archaeology Ltd would like to thank Chris Broadhurst of West One Infrastructure Services for Commissioning the works and Ciaran Ward and all Murphy site staff for their assistance on site.
- 9.2 The author thanks Hayley Baxter for the figures and to Chris Mayo for editing this report. Thanks also to Chris Jarrett and Berni Sudds for spot-dating the artefacts.

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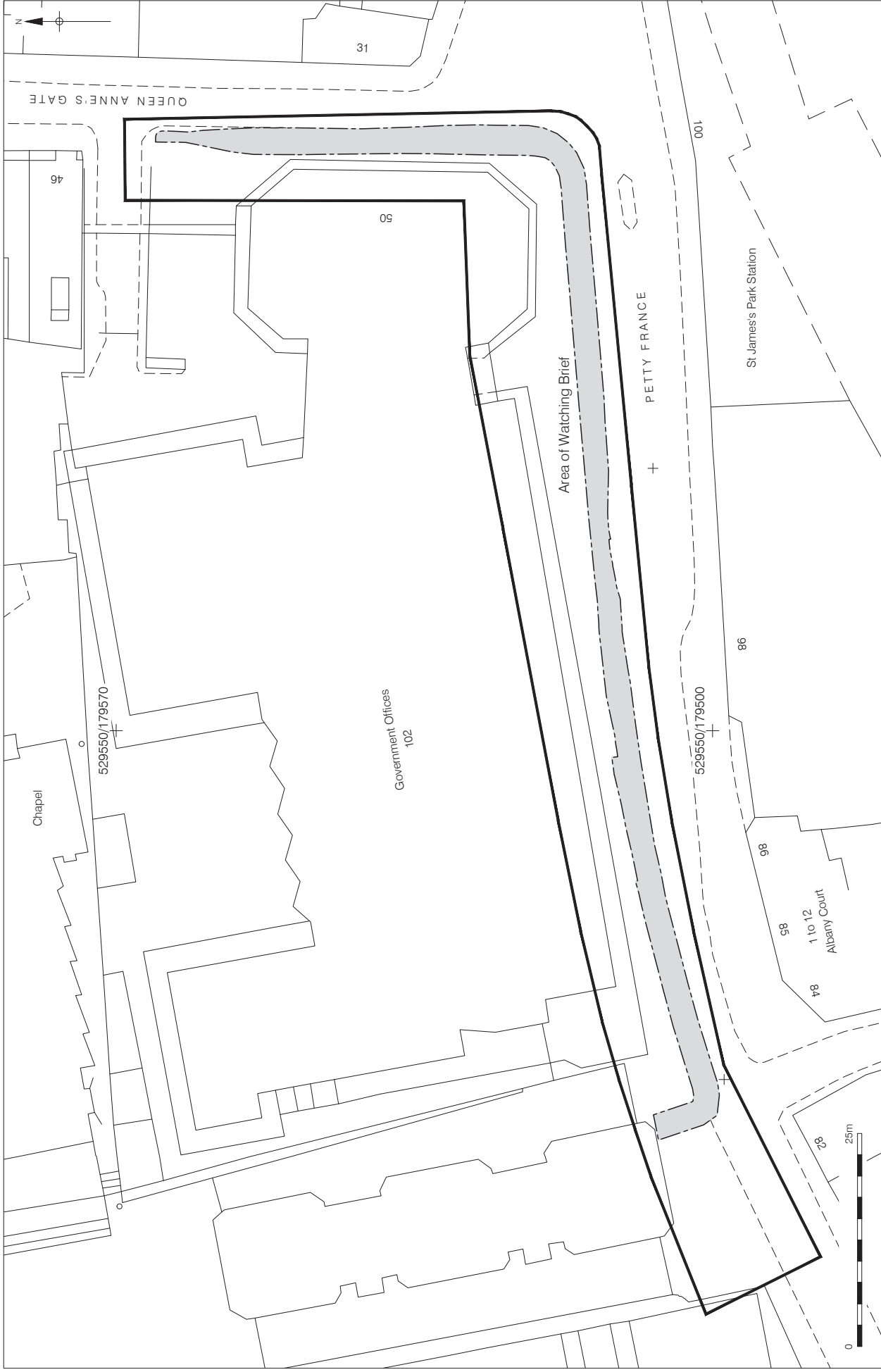


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Figure 1  
Site Location  
1:20,000 at A4



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 HB 17/05/12

Figure 2  
 Detailed Site Location  
 1:625 at A4



■ Excavated masonry

--- Map Detail from 2nd Edition Ordnance Survey, 1894-96



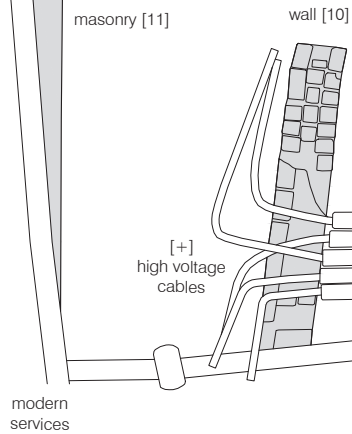
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property boundary on 1st Edition OS



Queen's Square (Queen Anne's Gate)

----- Map Detail from 1st Edition Ordnance Survey, 1867-74



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Figure 4  
Phase 2  
Detail of wall [10] & masonry [11]  
1:50 at A4

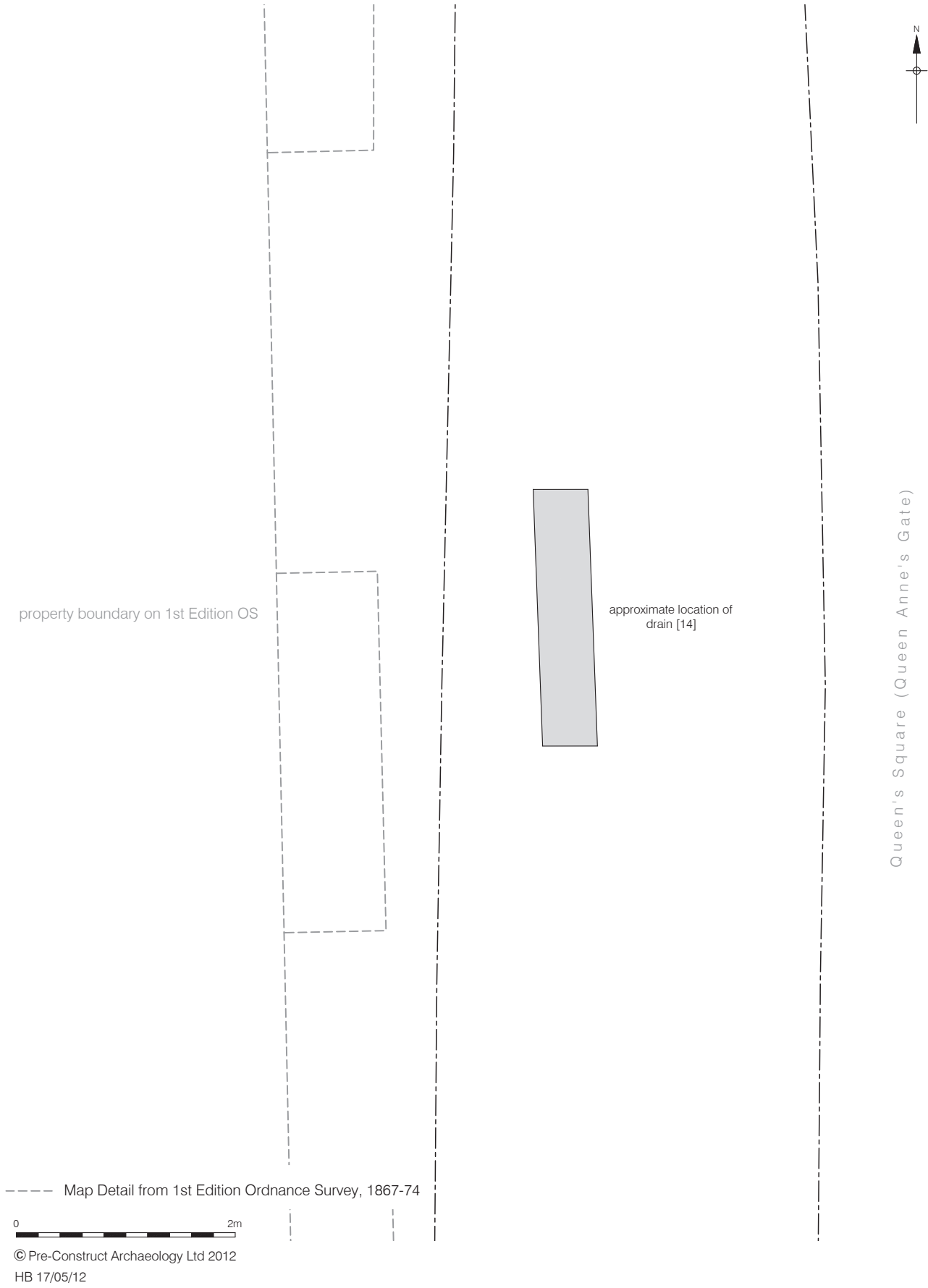
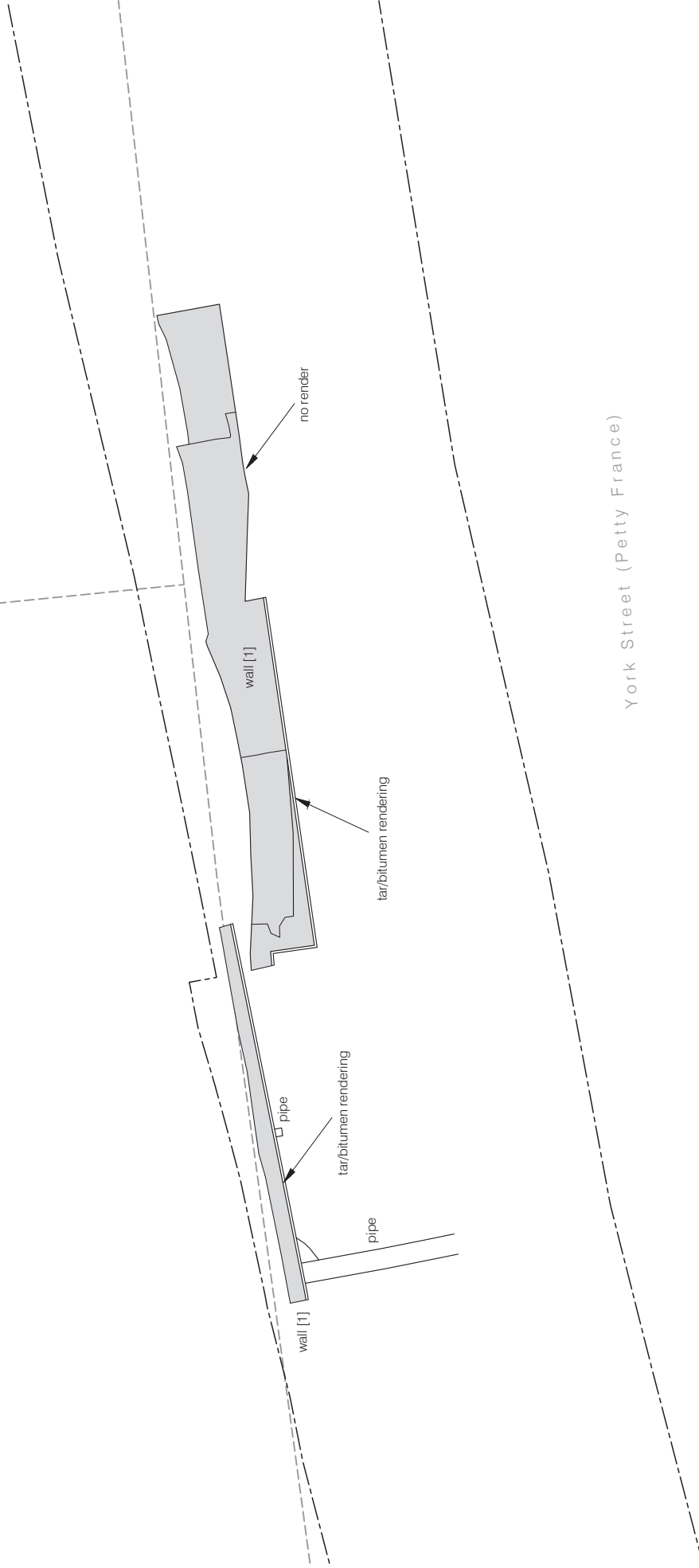


Figure 5  
Phase 2  
Detail of drain [14]  
1:50 at A4



Queen Anne's Mansions

PH



--- Map Detail from 2nd Edition Ordnance Survey, 1894-96



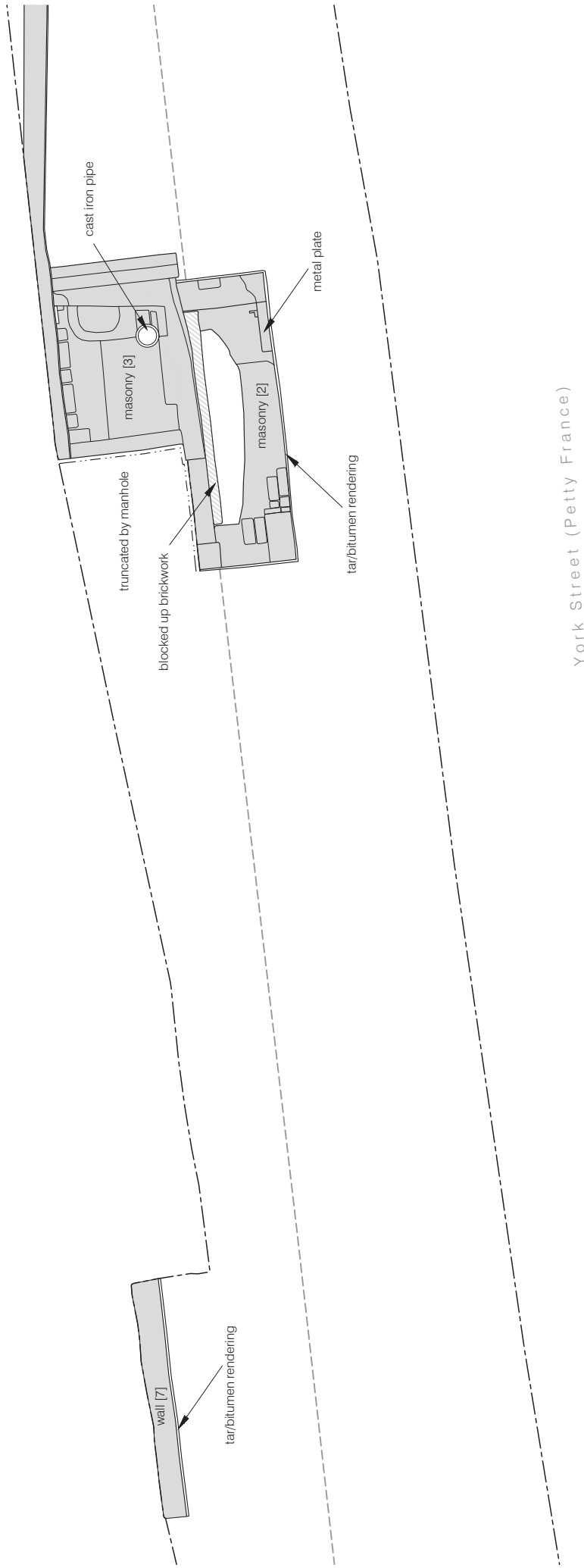
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Figure 6  
Phase 3  
Detail of wall [1]  
1:50 at A4



Queen Anne's Mansions



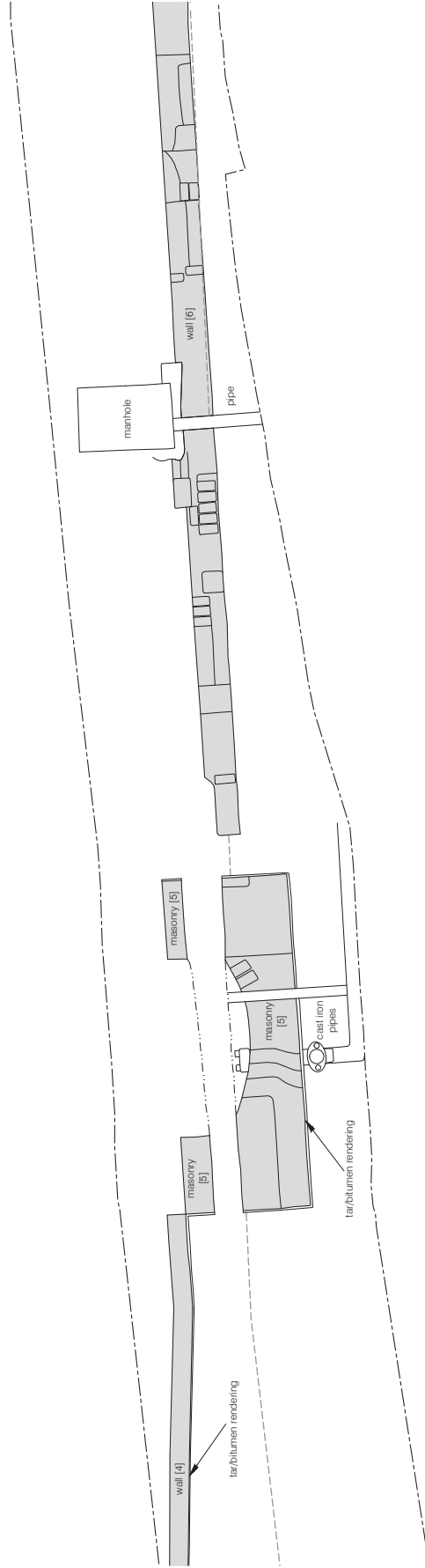
--- Map Detail from 2nd Edition Ordnance Survey, 1894-96



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Figure 7  
Phase 3  
Detail of wall [7] and masonry [2] & [3]  
1:50 at A4

Queen Anne's Mansions



York Street (Petty France)

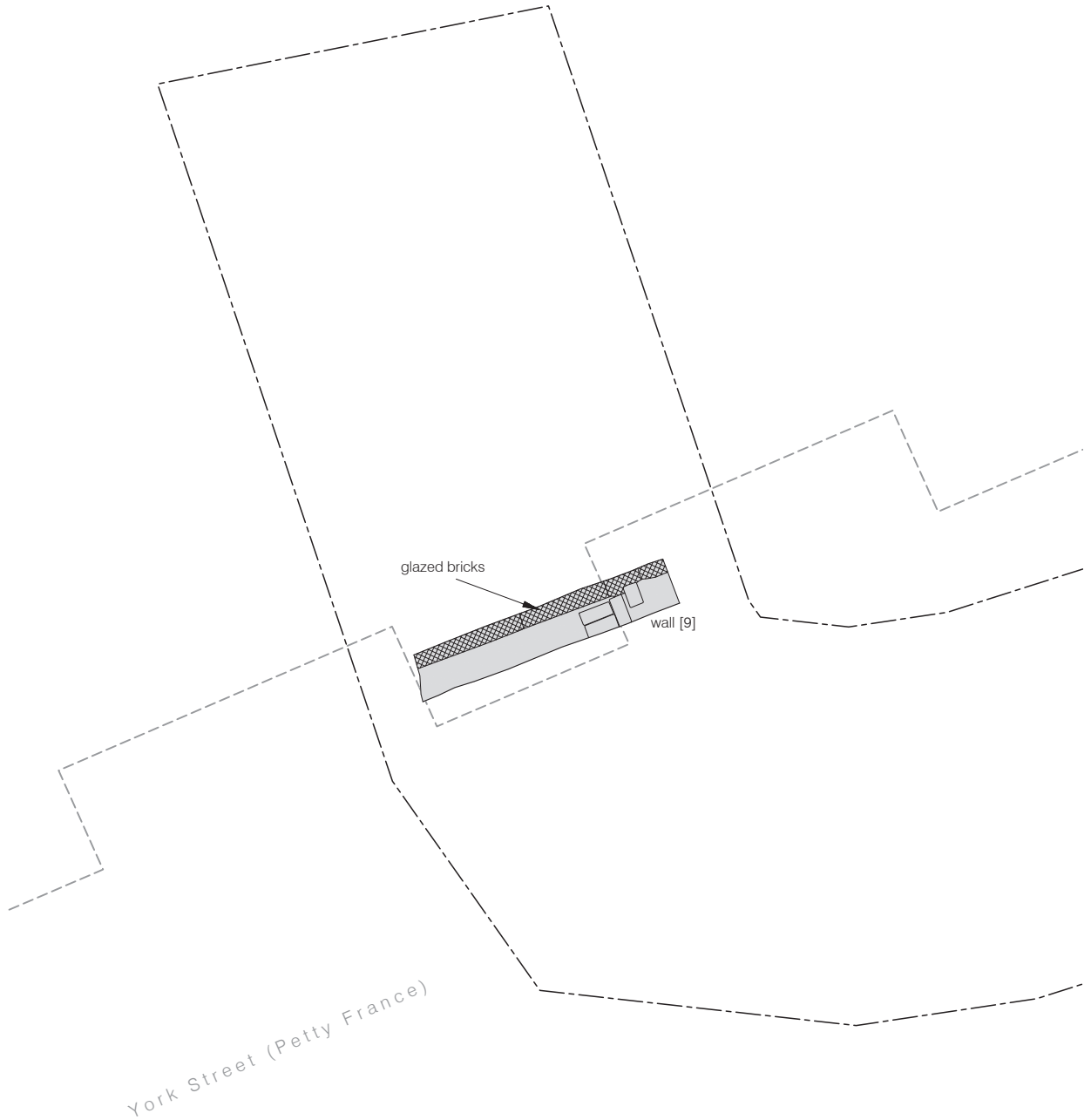
--- Map Detail from 2nd Edition Ordnance Survey, 1894-96

0 2m

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Niagra Hall



----- Map Detail from 2nd Edition Ordnance Survey, 1894-96



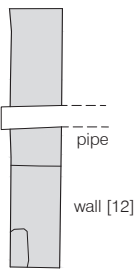
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Figure 9  
Phase 3  
Detail of wall [9]  
1:50 at A4



Queen Anne's Mansions

Queen Anne's Gate



pipe

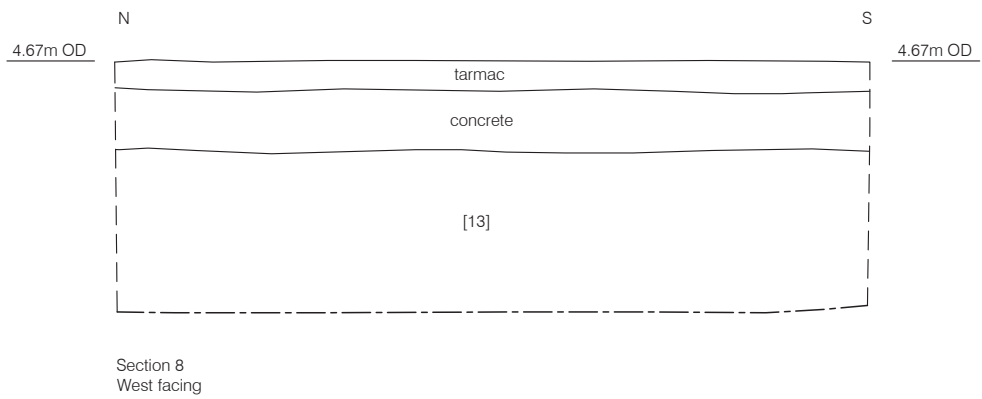
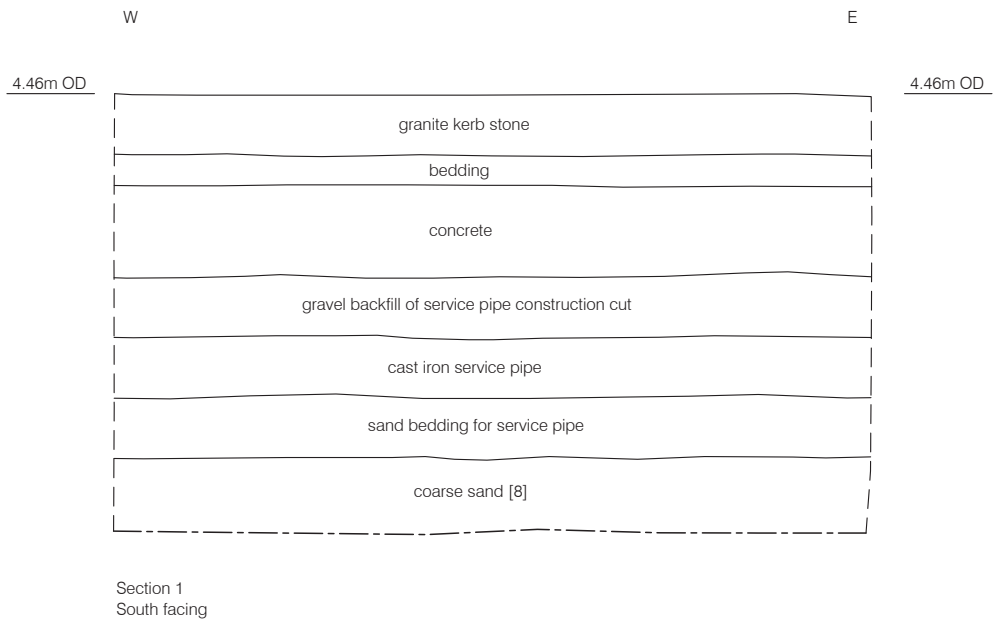
wall [12]

----- Map Detail from 2nd Edition Ordnance Survey, 1894-96



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Figure 10  
Phase 3  
Detail of wall [12]  
1:50 at A4



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Figure 11  
Sections 1 & 8  
1:25 at A4



Plate 1: Wall [10] Looking southeast



Plate 2: Masonry [5] looking south



Plate 3: Wall [1] looking northeast



Plate 4: Wall [9] looking south



## APPENDIX 1: OASIS ARCHAEOLOGICAL REPORT FORM

OASIS ID: preconst1-126491

### Project details

Project name	Petty France Streetscape Security Scheme: An Archaeological Watching Brief
Short description of the project	The works comprised the excavation of one trench that measured approximately 167m long by 3m wide and was excavated to a maximum depth of 1.20m below ground level. It was positioned across the footprint of the works that extended east to west along the northern side of Petty France before turning north at the eastern end, along Queen Anne's Gate. Deeper excavations necessitated by the diversion of services allowed for the observation of what has tentatively been interpreted as a natural sand horizon. The next archaeological horizons were recorded as redbrick walls and drains, presumed to date to the 18th to 19th centuries and comparable with buildings seen on historical cartographic sources. Seen in association with these remains was a layer of dumped material containing material from a comparable date. This suggests an untruncated archaeological sequence towards the north of the study site. The main east to west part of the works revealed later walls and foundations, made from yellow stock bricks and part of the late 19th century Queen Anne's Mansions that were demolished in the 1970s. Modern demolition and ground raising horizons completed the archaeological sequence up to the road surface and its associated bedding layers. The archaeological remains observed confirm the presence of post-medieval brick-built structures across the redevelopment area dating from the 18th-19th centuries. The early features may represent parts of the range of terraced properties visible on historical cartographic sources seen to predate the late 18th century Queen Anne's Mansions buildings, the foundations of which were also recorded during the works. The significance of the later walls and foundations lies with their relation to the Queen Anne's Mansions that was known to be a pioneering development in terms of use of its hydraulic lift system and height.
Project dates	Start: 07-09-2011 End: 12-03-2012
Previous/future work	No / No
Any associated project reference codes	PET11 - Sitecode
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 11 - Thoroughfare
Monument type	WALLS Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CTP Post Medieval
Significant Finds	CBM Post Medieval
Investigation type	"Watching Brief"
Prompt	Voluntary/self-interest

### Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER WESTMINSTER Ministry of Justice, 102 Petty France, Westminster
Postcode	SW1H 9EX
Study area	501.00 Square metres
Site coordinates	TQ 2961 7955 51 0 51 29 58 N 000 07 57 W Point
Lat/Long Datum	Unknown

Height OD / Depth           Min: 3.26m Max: 3.26m

---

**Project creators**

Name of Organisation        Pre-Construct Archaeology Limited  
Project brief originator     Self (i.e. landowner, developer, etc.)  
Project design originator    Helen Hawkins  
Project director/manager    Chris Mayo  
Project supervisor          Richard Humphrey  
Type of sponsor/funding  
body                         Developer  
Name of sponsor/funding  
body                         Hyder Consulting UK Ltd

---

**Project archives**

Physical Archive recipient   LAARC  
Physical Contents            "Ceramics"  
Digital Archive recipient     LAARC  
Digital Contents             "Stratigraphic"  
Digital Media available      "Images raster / digital photography","Images  
vector","Spreadsheets","Survey"  
Paper Archive recipient      LAARC  
Paper Contents               "Stratigraphic"  
Paper Media available        "Context sheet","Miscellaneous Material","Plan","Report","Section"

---

**Project bibliography 1**

Publication type             Grey literature (unpublished document/manuscript)  
Title                         Petty France Streetscape Security Scheme, 102 Petty France, London SW1H  
9EX: An Archaeological Watching Brief  
Author(s)/Editor(s)         Humphrey, R.  
Date                         2012  
Issuer or publisher         Pre-Construct Archaeology Limited  
Place of issue or  
publication                 London  
Description                 A4 bound client document with blue cover

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Entered by                    Chris Mayo (cmayo@pre-construct.com)  
Entered on                    11 July 2012

## 12 APPENDIX 2: CONTEXT INDEX

Site Code	Context No.	Type	Description	Date	Phase
PET11	1	Masonry	E-W wall, relates to Queen Anne's Mansions	Late C19	3
PET11	2	Masonry	Wall, relates to Queen Anne's Mansions	Late C19	3
PET11	3	Masonry	Wall, relates to Queen Anne's Mansions	Late C19	3
PET11	4	Masonry	E-W wall, relates to Queen Anne's Mansions	Late C19	3
PET11	5	Masonry	Tank?, relates to Queen Anne's Mansions	Late C19	3
PET11	6	Masonry	NW-SE wall, relates to Queen Anne's Mansions	Late C19	3
PET11	7	Masonry	Wall, relates to Queen Anne's Mansions	Late C19	3
PET11	8	Layer	Natural sand?	Natural?	1
PET11	9	Masonry	Wall with glazed tile, relates to Niagara Hall?	Late C19	3
PET11	10	Masonry	NNE-SSW wall	Mid-Late C19	2
PET11	11	Masonry	Possible drain structure?	C19	2
PET11	12	Masonry	ENE-WSW wall, of Queen Anne's Mansions	Late C19	3
PET11	13	Layer	Made Ground	Early C18	2
PET11	14	Masonry	N-S vaulted culvert	C19	2

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