

**35-36 SOHO SQUARE 13-14
DEAN STREET, CITY OF
WESTMINSTER,
W1D 3QE: AN
ARCHAEOLOGICAL
EVALUATION REPORT**

CITY OF WESTMINSTER

REPORT NO: R11597

DECEMBER 2013



**35-36 SOHO SQUARE 13-14 DEAN STREET, CITY OF WESTMINSTER,
W1D 3QE: AN ARCHAEOLOGICAL EVALUATION REPORT**

Site Code: SSQ13

Central NGR: TQ 2969 8126

Local Planning Authority: City of Westminster

Planning Application Number: n/a

English Heritage (GLAAS) Ref: n/a

Commissioning Client: Lothbury Property Trust Ltd.

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Contents

1	Abstract	3
2	Introduction	4
3	Planning Background	7
4	Geological and Topographic background	10
5	Archaeological & Historical Background	11
6	Archaeological Methodology	13
7	Phased Archaeological Sequence	14
8	Conclusion & Recommendations	20
9	Acknowledgements	21
10	Bibliography	22

Appendices

Appendix 1: Context Index	23
Appendix 2: Post-Roman Pottery Spot Dates	25
Appendix 3: Ceramic Building Materials Spot Dates	26
Appendix 4: Clay Tobacco Pipe Spot Dates	27
Appendix 5: OASIS Form	28
Appendix 6: Matrix	32
Appendix 7: Photographs	33

Figures

Figure 1: Site Location	5
Figure 2: Location of Trial Pits and Archaeological Pits	6
Figure 3: Plan and Section from Trial Pit 2	16
Figure 4: Plan and Section from Trial Pit 3	17
Figure 5: Plan and Sections from Archaeological Pit 7	18
Figure 6: Ogilby and Morgan's Map: 1681-2 with Trench Locations	19

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Site Name

35-36 SOHO SQUARE 13-14 DEAN STREET, CITY OF WESTMINSTER,
W1D 3QE

Type of project

Archaeological Evaluation

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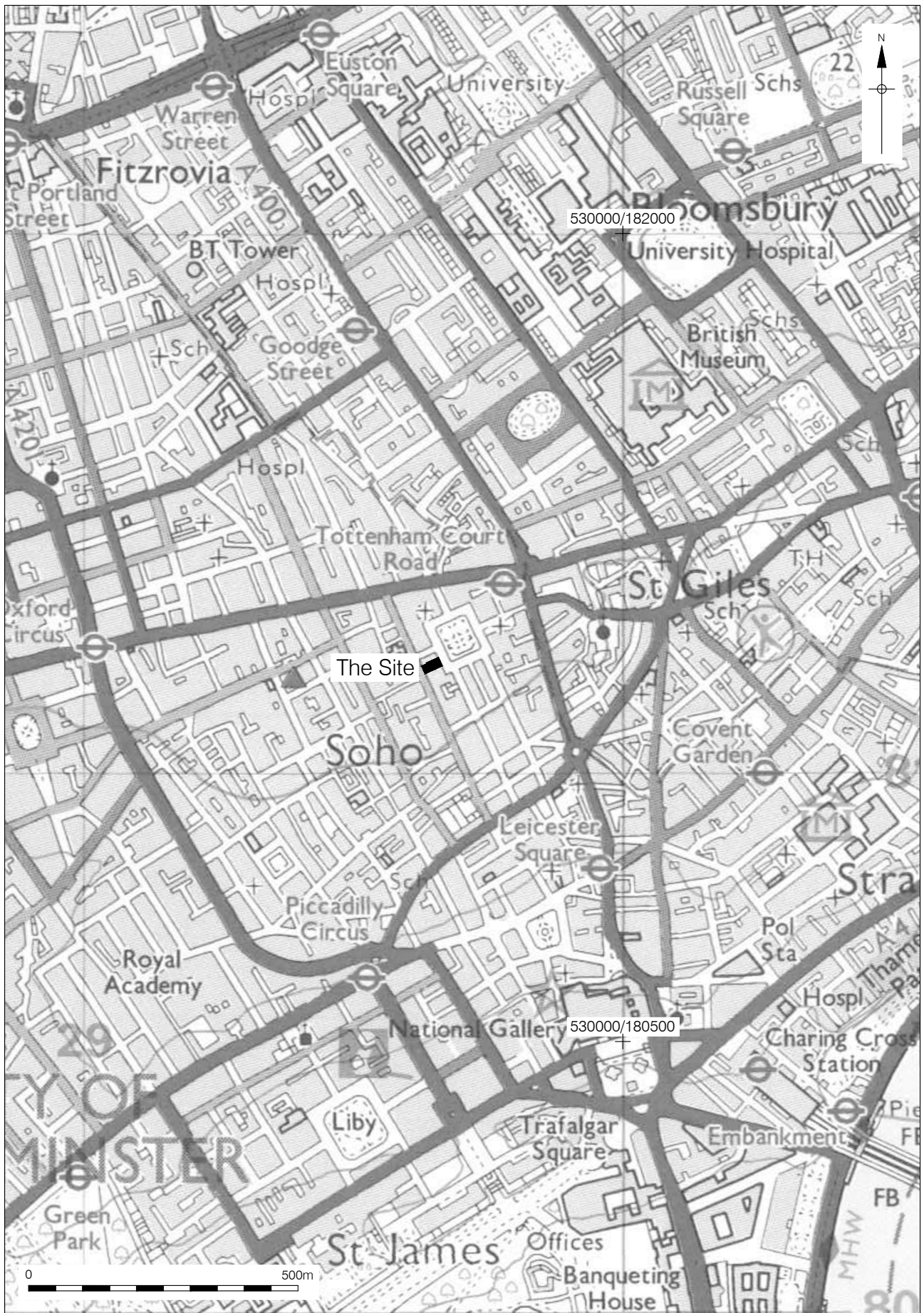
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1 ABSTRACT

- 1.1 An archaeological investigation was undertaken by Pre-Construct Archaeology Limited in the basement of 35 Soho Square/13-14 Dean Street, City Of Westminster, W1D 3QE. The work was undertaken between 18th November and 26th November 2013 and comprised two evaluation trenches and a watching brief on five geotechnical investigation pits.
- 1.2 Of the seven trenches, one was aborted due to the depth of the concrete present, whilst another only uncovered concrete to a depth of c.0.70m below floor level. The remaining trenches revealed a sequence of activity dating to post medieval and late 20th century activities.
- 1.3 There was evidence of 17th/18th century walls in the south end of the site, in trenches AP7 and TP2. Three walls were found; the wall in TP2 comprised a small heavily truncated portion of the wall so little more could be determined. In AP7 one wall ran north south and was abutted by another wall which ran east west. The mortar from the wall in TP2 and the wall running north south in AP7 showed that these walls were contemporary. Together, the bricks used in construction and the pottery recovered from the fills of the construction cuts date these walls to the 17th/18th century. The walls were overlain on a map from 1681-2 and match the rear wall of a property facing onto Soho Square, and the boundary wall between two properties. From the lack of archaeology in the other test pits on site it can be determined that any archaeology present up to a metre from the wall foundations and pillar footings had been truncated by the construction of the current building.

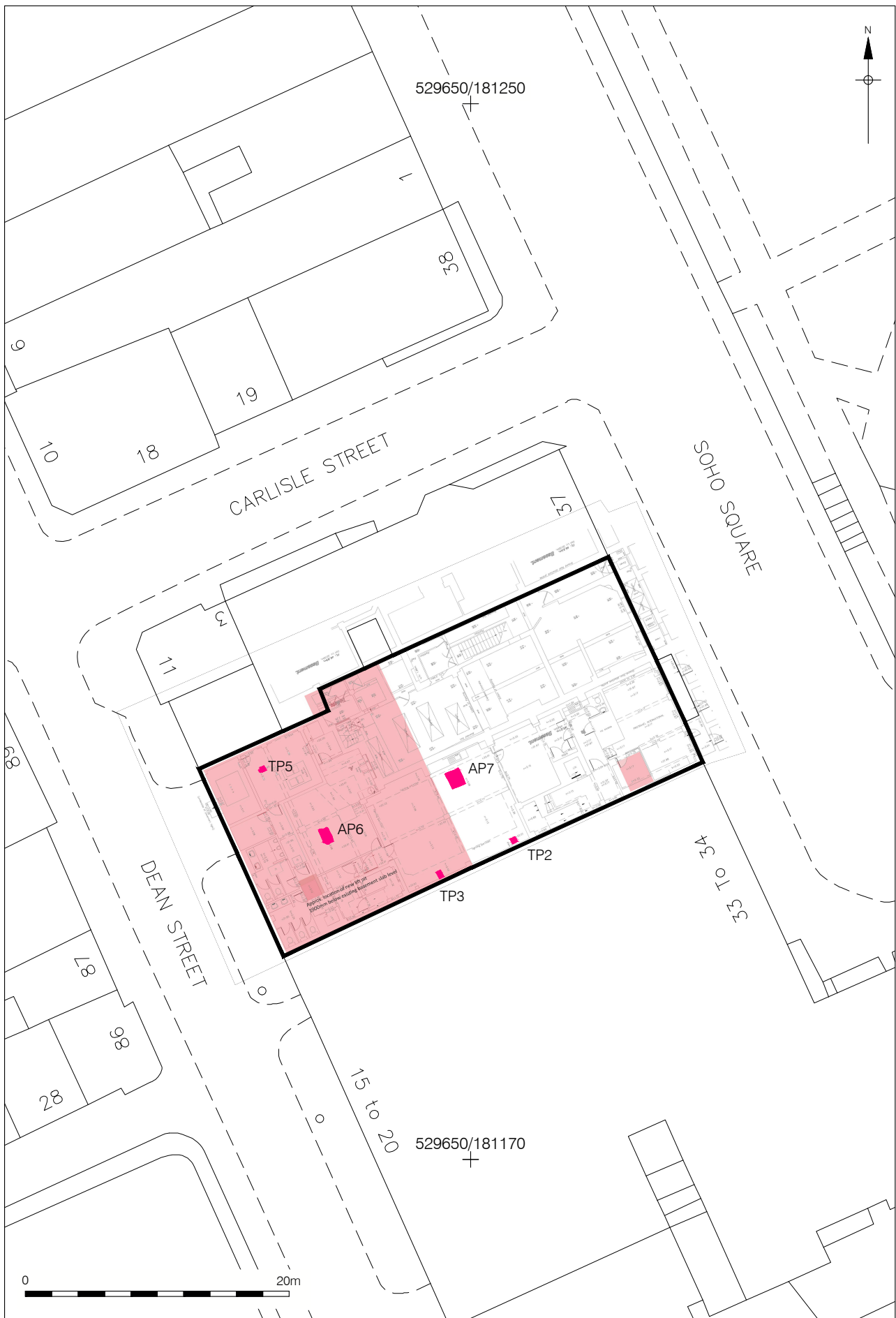
2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology (PCA) Limited at 35-36 Soho Square, 13-14 Dean Street, City Of Westminster, W1D 3QE (Figure 1) between 18th November and 26th November 2013. The project was commissioned by IHCM on behalf of Lothbury Property Trust Company Ltd (Lothbury) and the site work was supervised by Clare Jackson under the project management of Helen Hawkins, both of PCA. The work was monitored on behalf of the Local Planning Authority by Sandy Kidd of English Heritage (GLAAS).
- 2.2 The investigation was designed to ascertain the presence or absence of features and/or deposits of archaeological interest on the site during geotechnical investigation work. An archaeological watching brief was carried out for the geotechnical pits and two additional pits were excavated away from the foundations in order to evaluate archaeological survival beneath the current basement.
- 2.3 Specifically the aim of the evaluation was to address the following primary objectives as stipulated in the Written Scheme of Investigation (WSI) (Hawkins 2013) and the Specification (IHCM 2013):
- To determine the natural topography of the site.
 - To determine the geoarchaeological sequence at the site.
 - To establish the nature, date and survival of activity relating to any archaeological periods at the site.
 - To establish the extent of all past post-depositional impacts on the archaeological resource.
- 2.4 The proposed works within no.36, fronting Soho Square, comprise some limited new fit-out. At this time there will be no new ground works within this building. This is a 'listed' grade II building. Within No.35, fronting Soho Square, one new lift sump will be inserted, requiring a new lift pit sunk about 1m below the present floor in an area of former basement toilets. Nearby, a new slab will be cast into the basement floor to support a restructured staircase from the ground floor. Rear wall foundations will be on the line of the existing foundations.
- 2.5 The major development works will cover about half the site, fronting 13-14 Dean Street, a rather utilitarian office building of the mid-1950s. Here, the present building and basement will be demolished. The new basement will be about 1m lower and a new building will then be built from new foundations. The new foundations will be designed to take account of Crossrail tunnels presently being driven under the site.
- 2.6 The site was centred at NGR TQ 2969 8126. (Figures 1 & 2).
- 2.7 The fieldwork was undertaken using the site code **SSQ13**.



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Figure 1
Site Location
1:10,000 at A4



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 Basement plan supplied by jmarchitects, 2013. Do not scale from this part of the plan.
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Figure 2
 Location of Trial Pits & Archaeological Pits
 1:400 at A4

3 PLANNING BACKGROUND

- 3.1 The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), The London Plan and policies of the City of Westminster which fully recognise the importance of the buried heritage for which they are the custodians.

REGIONAL POLICY: THE LONDON PLAN

- 3.1.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

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

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

Planning decisions

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

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

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

LDF preparation

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

WESTMINSTER CITY COUNCIL 2007 SAVED UDP POLICIES, 24TH JANUARY 2010

POLICY DES 11: SCHEDULED ANCIENT MONUMENTS, AREAS AND SITES OF ARCHAEOLOGICAL PRIORITY AND POTENTIAL

(B) Areas and Sites of Special Archaeological Priority and Potential Permission will be granted for developments where, in order of priority:

- 1) All archaeological remains of national importance are preserved in situ
- 2) Remains of local archaeological value are properly, evaluated and, where practicable, preserved in situ
- 3) If the preservation of archaeological remains in situ is inappropriate, provision is made for full investigation, recording and an appropriate level of publication by a reputable investigating body.

Policy application

There are three categories of archaeological remains. In order of importance they are:

- a) Scheduled Ancient Monuments: nationally important remains which are scheduled under the Ancient Monuments and Archaeological Areas Act 1979
- b) Areas of Special Archaeological Priority: areas rich in archaeological remains, where ground works are likely to reveal archaeological remains
- c) Sites of Archaeological Significance and Potential: areas where archaeological remains are known or thought likely to exist.

These locations are listed in the Sites and Monuments Record maintained by English Heritage. The Areas of Special Archaeological Priority are Lundenwic and Thorney Island; Paddington and Lillestone Villages; Marylebone Village; Tyburn Settlement and Ebury Village. The archaeological data produced by the Museum of London and English Heritage provide more detailed information, including further sites and areas of archaeological significance and potential within Westminster. Areas of Special Archaeological Priority are illustrated on Maps 10.3-10.7. Information on these and other sites of archaeological priority and potential are available from the Greater London sites and monuments record maintained by English Heritage.

In considering applications for development of land with archaeological potential, the City Council will require an archaeological assessment detailing the potential impact of development upon surviving archaeological remains. Should archaeological evaluation and investigations be required, it must be undertaken in accordance with a written scheme of investigation approved by the City Council. The Greater London Archaeology Advisory Service provides guidance papers detailing these procedures. With respect to policy DES 11 B (3), investigation may include a watching brief and, or, a full excavation.

The City Council will seek professional archaeological advice as appropriate and will encourage applicants proposing development to do the same. Where development may affect land of archaeological priority or potential, the City Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals. In this way the Council and the applicant will have sufficient information upon which an informed planning decision, incorporating appropriate archaeological safeguards, may be based. Such safeguards normally consist of design measures to ensure the permanent preservation of archaeological remains in situ or, where that is not appropriate, archaeological rescue investigations in advance of development.

The results and finds from archaeological investigations also need to be analysed, interpreted, presented to the public and curated for future use.

Attention is drawn to the advice contained within the code of practice prepared by the British Archaeologists' and Developers Liaison Group.

Reasons

Archaeological remains are important evidence of the City's past and are a valuable historical, educational and tourist resource. They are finite and fragile; once lost, they cannot be recovered. The City Council considers that the archaeology of Westminster is a national as well as a local asset and that its preservation is a legitimate objective, against which the needs of development must be carefully balanced and assessed. The destruction of such remains should be avoided wherever possible and should never take place without prior archaeological excavation and record.

The most important archaeological remains are scheduled and are protected under the Ancient Monuments and Archaeological Areas Act 1979. Where works to such sites and their setting are proposed, including repair, scheduled ancient monument consent is required.

The London Plan states at Policy 4.C.10 that boroughs “should give careful consideration to the relationship between new development and the historic environment including archaeological areas, including tidal foreshores...”. National planning guidance is set out in PPG16: Archaeology and Planning, issued in November 1990 (*now superseded, see NPPF*).

The preservation of Westminster's archaeological heritage is a material planning consideration and applicants will need to show that proposed development is compatible with the objectives of the City Council's archaeological policy. The Council will wish to implement that policy under relevant legislation and statutory guidance and by means of legal agreements and planning conditions.

4 GEOLOGICAL AND TOPOGRAPHIC BACKGROUND

- 4.1 The site is located on drift geology of sand and gravel River Terrace Deposits of the Quaternary period. The solid geology comprises Thames Group clay silt, sand and gravel of Eocene date.
- 4.2 The site lies within the former floodplain of the River Thames, now a terrace, approximately 1.3km to the north of its present course.
- 4.3 The site is located in the basement of the current building and therefore is flat.

5 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

5.1 The following historical background is given in the Desk Based Assessment (IHCM Ltd 2013) and the WSI report for the site (Pre-Construct Archaeology Ltd 2013).

5.2 Prehistoric

5.2.1 Generally in London, the underlying river terrace gravels have produced a number of redeposited flint axes and animal bones of Palaeolithic age. A large collection of material was found when Trafalgar Square was constructed and related to soil deposition in flood channels flowing off the terrace onto the flood plain.

5.2.2 The general area, more recently, when forested, would have been conducive to the presence of early settlers, for example, of Neolithic to Bronze Age times. There is some evidence of Iron Age then early Roman farming in clearings in the woods of north London.

5.3 Roman

5.3.1 The site area lies about 2 km west of Londinium. A small number of Roman finds have been recorded in the vicinity of the site recently, related to the Tottenham Court Road London Underground/Crossrail Station redevelopment. The finds may relate to habitation and farming off one principal road leading from Londinium to Silchester and the West (Oxford Street). Other isolated finds have been recovered within the vicinity of the site but it is generally considered that the site comprised agricultural land during this period.

5.4 Early Medieval

5.4.1 The character of the area immediately around the site in the Saxon period is not well known, and is not referenced in documents until late Saxon times. The site lies north west of *Lundenwic*, which was centred on Covent Garden where the urban centre was located after the near complete abandonment of the City to the east. The area was a greenfield site with access to the river, to brickearth and gravel and to high quality agricultural lands. The site is then north of Saxon Westminster and west of a main route, Charing Cross Road, leading northward to Hampstead and beyond via a route following the alignment of Tottenham Court Road.

5.5 Medieval

5.5.1 With increasing reoccupation of the City in the 9th and 10th centuries it can be assumed there was a general expansion of farming in north London, and throughout the area traversing from where today is sited Leicester Square and Euston. By the 13th century the City of London boundaries extended to almost their present limits. Beyond the City lay rural villages such as St Giles, where there was a leper hospital.

5.6 Post-Medieval

5.6.1 During the Tudor period, national economic factors led to the population of London quadrupling in size, though the medieval layout of the City did not change significantly. Whilst the City remained the commercial, and Westminster the political centre of London, areas between them and beyond the City walls began to be swallowed up in suburbs. In particular, the wealthy moved into the area of the Strand and the Inns of Court, and then beyond slowly traversing northwards from Leicester Square to Soho Fields up to Oxford Street then beyond. The poor began occupying suburbs including those around Islington, Clerkenwell, Shoreditch, Aldgate and St Giles Holborn and these became notorious slum areas. .

5.6.2 A mid-16th century plan, commonly referred to as the 'Agas' map, and Braun and Hogenberg's map published in 1572, show the area surrounding the site to be open fields. This is confirmed on the map of London by Jacob de al Feuille 1695.

5.6.3 Soho Square, originally King Square, was laid out in the 1660s in Soho Fields, granted by Charles II to the Earl of St. Albans. The area of the Square was then leased-on to a brewer who obtained a royal licence to build there. This lease was sold on to Richard Frith a wealthy bricklayer. By 1691 there were 41 buildings around the Square, including Monmouth House on the south side, this generally supporting the Square being favoured by the rich and aristocratic for their London residences. Most had moved out by the 1770s to reside in the

new fashionable areas of Mayfair. The square was then part dominated by a large number of foreign diplomatic missions. By the beginning of the 19th century the square was further transformed by an increasing number of professional gentlemen – architects, lawyers, doctors and even a newspaper editor. Later rich tradesmen ‘infiltrated’ – some operating from the homes, out of ground floor shops and inserted warehouses. Further transformation came in the late 19th century with the construction of two churches. Two major commercial office buildings followed, in 1924 (Cross and Blackwell) and 1936/7 (Twentieth Century House), these dramatically changing the character of the square.

6 ARCHAEOLOGICAL METHODOLOGY

6.1 The evaluation was conducted according to an approved Written Scheme of Investigation (Hawkins 2013) and Specification (IHCM 2013). The fieldwork was designed to ascertain the character, quality and degree of survival of any archaeological remains on the site and to ensure that features impacted by the proposed development would be preserved in situ or by record following the impact of the redevelopment of the site.

6.1.1 An archaeological watching brief and evaluation was carried out in seven locations within the basement (Figure 2). Below is a table showing the particulars;

Test Pit Number	Proposed size in m	Type
TP 1	0.75 x 0.75	Watching Brief
TP 2	1.5 x 1.5	Watching Brief
TP 3	0.75 x 2	Watching Brief
TP 4	0.75 x 2	Watching Brief
TP 5	0.75 x 2	Watching Brief
TP 6	2 x 2	Evaluation
TP 7	2 x 2	Evaluation

6.1.2 TPs 6 and 7 were excavated in areas believed to be undisturbed by previous construction on site below the present basement level. The concrete was broken out by the client's contractor using a concrete cutter under archaeological supervision. The size of the evaluation trenches was reduced due to physical constraints of the thickness of the concrete which was a minimum of 0.35m. TP 6 measured 1.26m x 0.76m with a maximum depth of 0.88m. TP 7 measured 1.30m x 1.10m with a maximum depth of 0.86m.

6.1.3 Following the excavation of each trench, its base and relevant faces were cleaned using appropriate hand tools. All archaeological features were evaluated by hand and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. A complete photographic record was also taken of each trench and any archaeological features contained within.

6.1.4 The watching brief was carried out during the excavation of TPs 1-5. The basement slab was broken out and excavated by the client's contractor under archaeological supervision using a concrete cutter. Again due to time constraints and the depth of the concrete, the size of the test pits was smaller than originally planned. TP 1 was not dug due to the thickness of the concrete, up to 1m in depth. TP 2 measured 0.40m x 0.40m to a maximum depth of 0.91m. TP 3 measured 0.56m x 0.35m to a maximum depth of 1.08m. TP 4 was not observed as the concrete reached a depth of 0.70m, below any archaeological deposits. TP 5 measured 0.51m x 0.37m to a maximum depth of 0.75m.

6.1.5 The locations of the trenches were recorded by triangulating the position of the baselines established within them with known points within the site. Temporary Bench Marks (TBM) were established using spot heights given on the plan of the basement (Figure 2).

7 PHASED ARCHAEOLOGICAL SEQUENCE

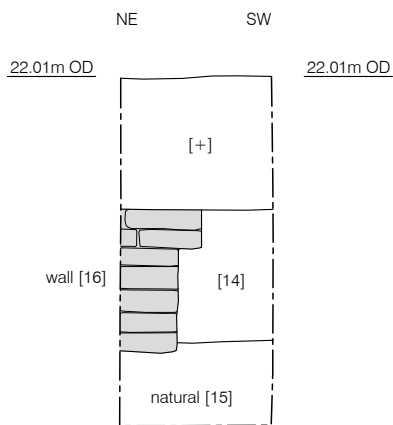
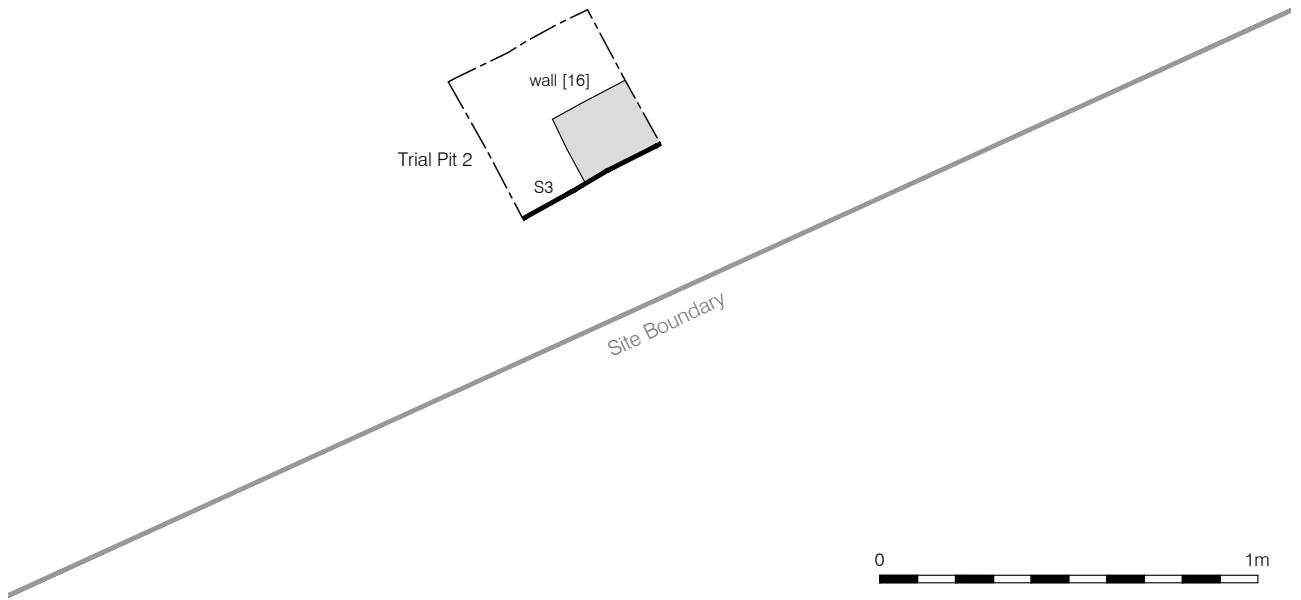
- 7.1 The following section details a chronological account of the archaeological features and deposits encountered during the evaluation.
- 7.2 Phase 1: Natural
Gravel – [12] [15] [18] [19] [20]
- 7.2.1 Middle Pleistocene Terrace Gravels belonging to the Lynch Hill Gravel Terrace Formation were encountered in **Trenches AP6, AP7 and TPs 2, 3, and 5**. They consisted of loose, coarse, light red brown in colour sand and gravels. These gravels were observed at between 20.93m OD and 21.30m OD.
- 7.3 Phase 2: Agricultural/garden soils
Agricultural/garden soils – [11] [13]
- 7.3.1 In **AP7** a layer [11] described as light grey sandy clayey silt with flecks of charcoal and burnt clay was recorded. It was 0.42m thick and observed at 21.41m OD. The layer was located on the east side of wall [1] and heavily truncated by the wall's construction cut [10]. No datable material was recovered from the layer so it cannot be accurately dated, however due to its position in the stratigraphic sequence it can be said that it is earlier than the 18th century walls found and therefore from the 18th century or earlier. The same layer or one very similar was also observed on the west side of wall [1] and truncated by its construction cut [8]. Layer [13] was described as dark grey brown clayey silt with flint nodules and occasional Ceramic Building Material (CBM). The layer was 0.40m thick and recorded at 21.38m OD. No dateable material was found in layer [13] however, like layer [11] it can be dated to the 18th century or earlier due to its place in the stratigraphic sequence. Both these layers seem to be agricultural or garden soils and probably pre-date the buildings on site.
- 7.4 Phase 3: 17th/18th Century Garden
Three Walls – [1] [7] [8] [9] [10]
[2] [5] [6]
[16]
- 7.4.1 Within **AP7** there was evidence for the 18th century walls relating to properties at 13-14 Dean Street and 35-36 Soho Square. Wall [1] ran north south down the centre of the trench and was abutted by wall [2] to the west. The construction cuts for both walls had near vertical sides and flat bases, with cut [6], the construction cut for wall [2] truncating cut [8]. The construction cuts [8] and [10] measured up to 1.30m in length, 0.28m wide and 0.25m in depth, with the base at 21.19m OD. Cut [8] turned to the west in the northern part of the trench, which does not match the path of the wall. This is probably due to another cut truncating [8] that was not noticed during excavation. Construction cut [6] was significantly smaller, at 0.36m in length, 0.09m wide and 0.19m in depth with the base at 21.18m OD. Both walls were constructed from red unfrogged brick bonded in an irregular English bond with brown lime mortar and measured up to 0.48m in depth. Wall [1] measured 1.27m in length and 0.46m in width, whilst Wall [2] measured 0.36m long and 0.38m wide. Bricks from Wall [1] were manufactured between 1700 and 1850 and bricks from Wall [2] were manufactured between 1664 and 1725+.
- 7.4.2 Fills were recorded in all construction cuts; fills [7] and [9] were the same fill and were associated with Wall [1]. They were described as light brownish grey sandy clayey silt containing occasional fragments of brick, chalk, and flint nodules, some of which were burnt. Pottery from fill [9] was dated between 1550 and 1700, whilst brick from the same fill provided a date between 1610 and 1800, suggesting a deposition date between 1610 and 1700. Fill [5] was recorded as loose, mid grey coarse gravelly sand with no other inclusions. There was no datable material from this fill; however it can be dated to around the 18th century from its stratigraphic relationship on site.
- 7.5 Wall [16] was recovered during the watching brief in **TP2** and was constructed from red unfrogged brick. The size of the wall as seen was 0.20m in length and 0.18m in width to a

depth of 0.38m with the base at 21.28m OD. Due to the size of wall shown it was difficult to determine any further details about the brickwork. It was initially thought the wall was part of the basement foundation, however it was constructed with bricks dated between 1700 and 1900 and the brown lime mortar used suggested that it was contemporary with wall [1]. Therefore wall [16] was probably part of an 18th century wall that has been incorporated into the modern building foundations.

7.6 Phase 4: Modern

Basement foundations [3] [4] [14] [17]

- 7.6.1 This phase is represented by the demolition material and foundations associated with the basement of the present properties, and were seen in test pits **AP7** [3] [4], **TP2** [14] and **TP3** [17]. The demolition layer seen in **AP7** [3] comprised of a loose dark grey gravelly clayey silt, that contained frequent demolition rubble including brick, CBM and mortar. It lay on the west side of the wall [1], was 0.32m thick and was recorded at 21.66m OD. A similar demolition deposit was seen in **AP6**. Material with a wide date range was recovered from layer [3] including; a medieval tile dated between 1300 and 1700 and a post medieval peg tile dated between 1600 and 1800. Pottery from the layer comprised a single sherd of Surrey-Hampshire borderware which was dated between 1550 and 1700. A single struck flint was also recovered from this layer. On the east side of wall [1] in **AP7** was a very different looking layer [4] which was described as loose yellowy brown gravelly sand with occasional lenses of clay and very occasional CBM. The layer was 0.15m thick and was recorded at 21.62m OD. Both layers [3] and [4] are thought to be levelling and bedding deposits for the concrete floor which covers the entire basement.
- 7.6.2 In **TP2** and **TP3** deposits associated with the foundations were recovered. In **TP2** [14] was described as light grey brown clay silt with occasional flint nodules, was 0.70m thick and seen at 21.63m OD. Whilst in section (Figure 3), the bricks of the wall appear to overlay [14], this was because the wall had been damaged by the insertion of the basement wall foundation, leaving an uneven vertical section on this side. In **TP3** [17] was described as loose yellow brown sandy gravel with occasional lenses of grey silt. It was sealed by the basement wall foundations at 21.26m OD and is thought to be a bedding layer for the concrete foundations. Both [14] and [17] sealed the natural gravels [15] [18].
- 7.6.3 All contexts were sealed by a 0.30m to 1m thick concrete floor that covered the entire site.



Section 3
North West facing
Trial Pit 2



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Figure 3
Plan & Section from Trial Pit 2
1:20 at A4

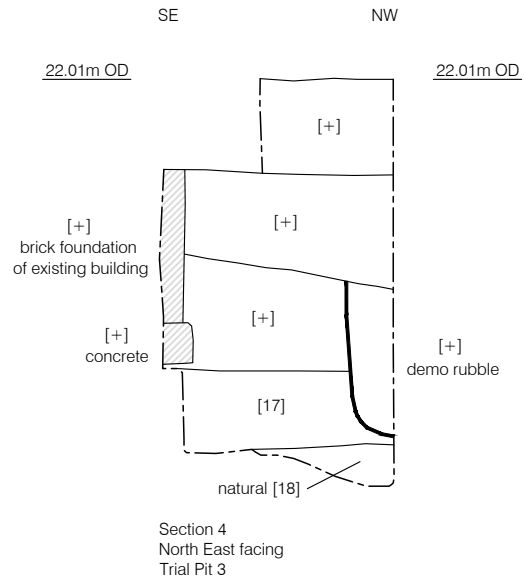
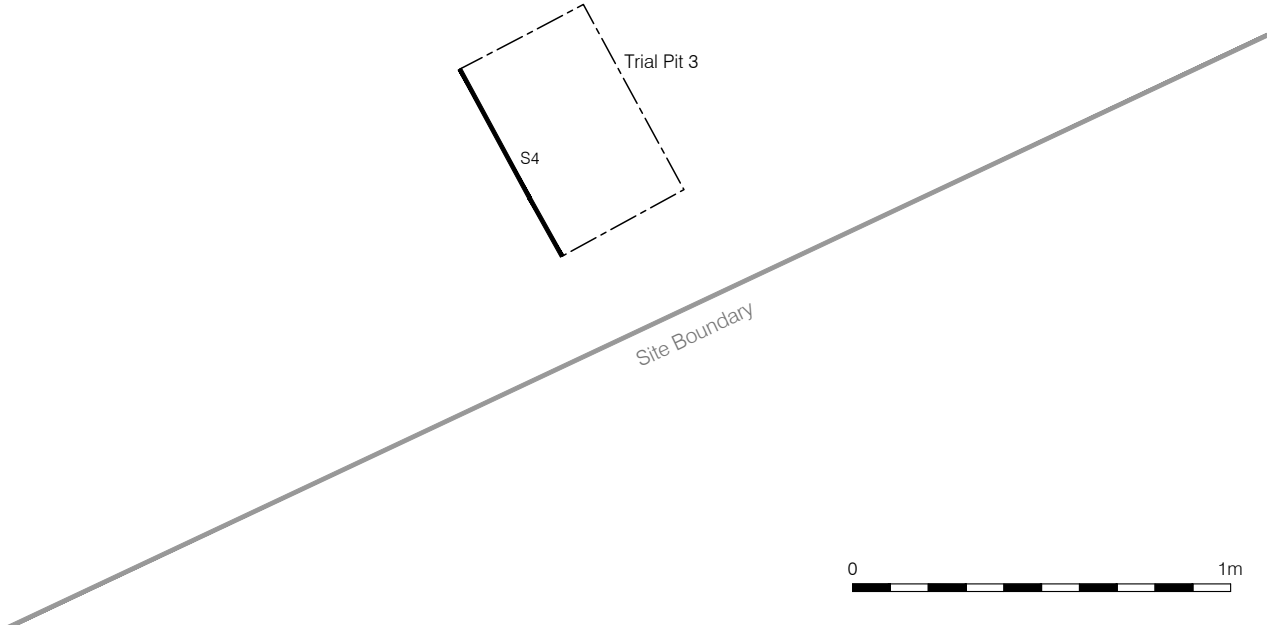
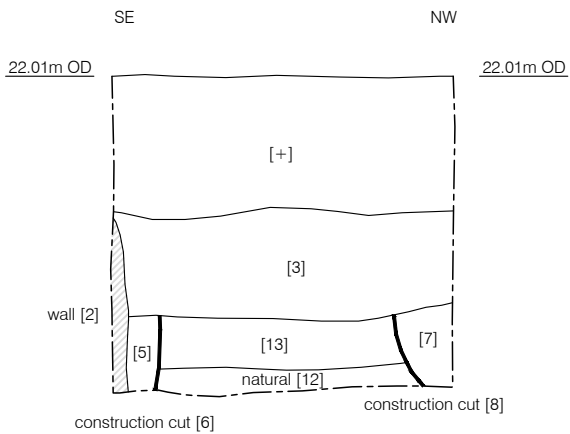
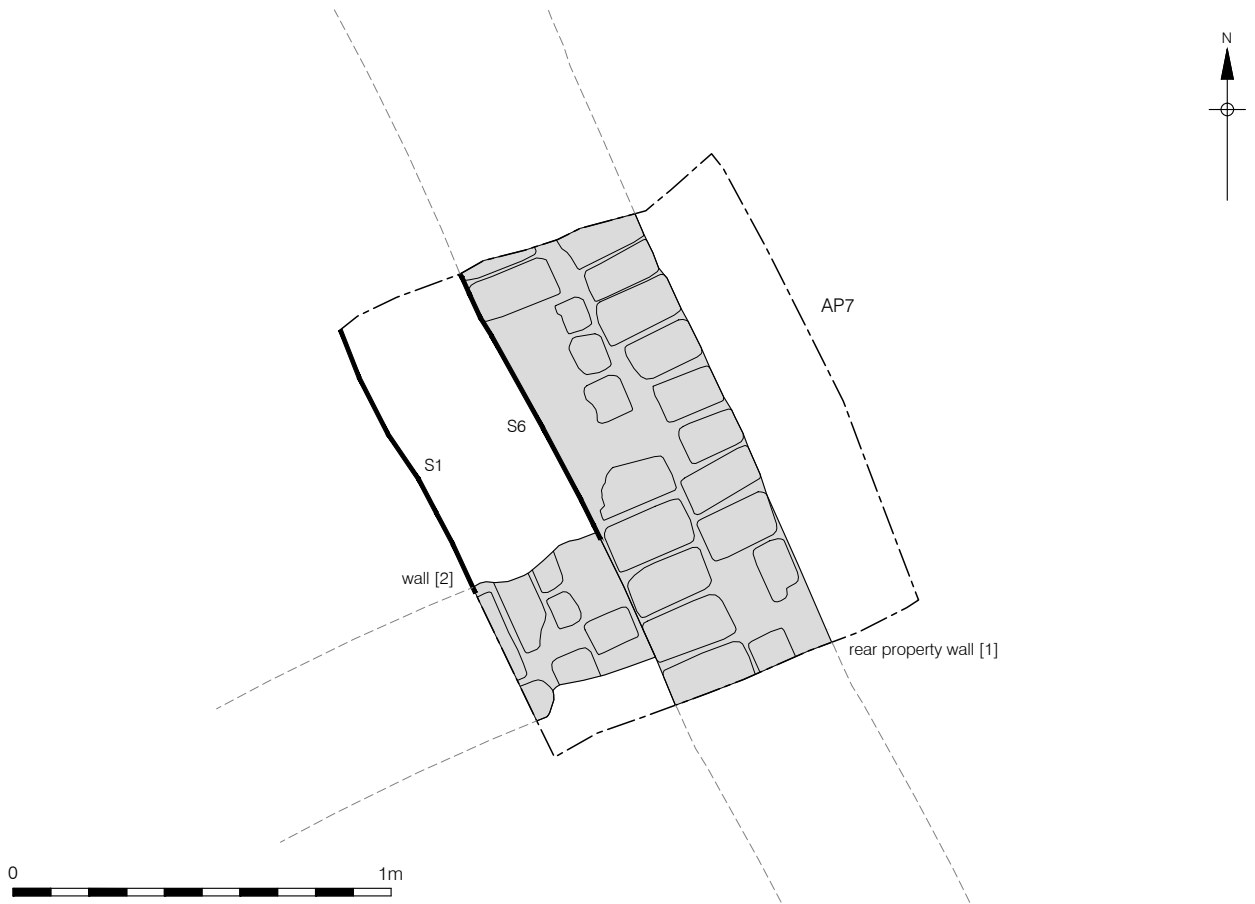
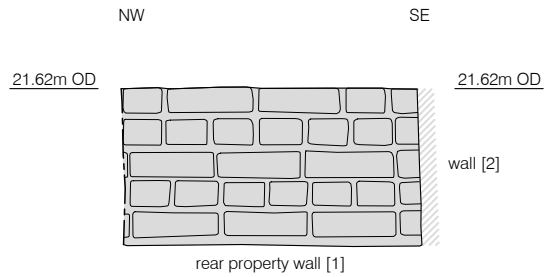


Figure 4
Plan & Section from Trial Pit 3
1:20 at A4



Section 1
North East facing
Archaeological Pit 7

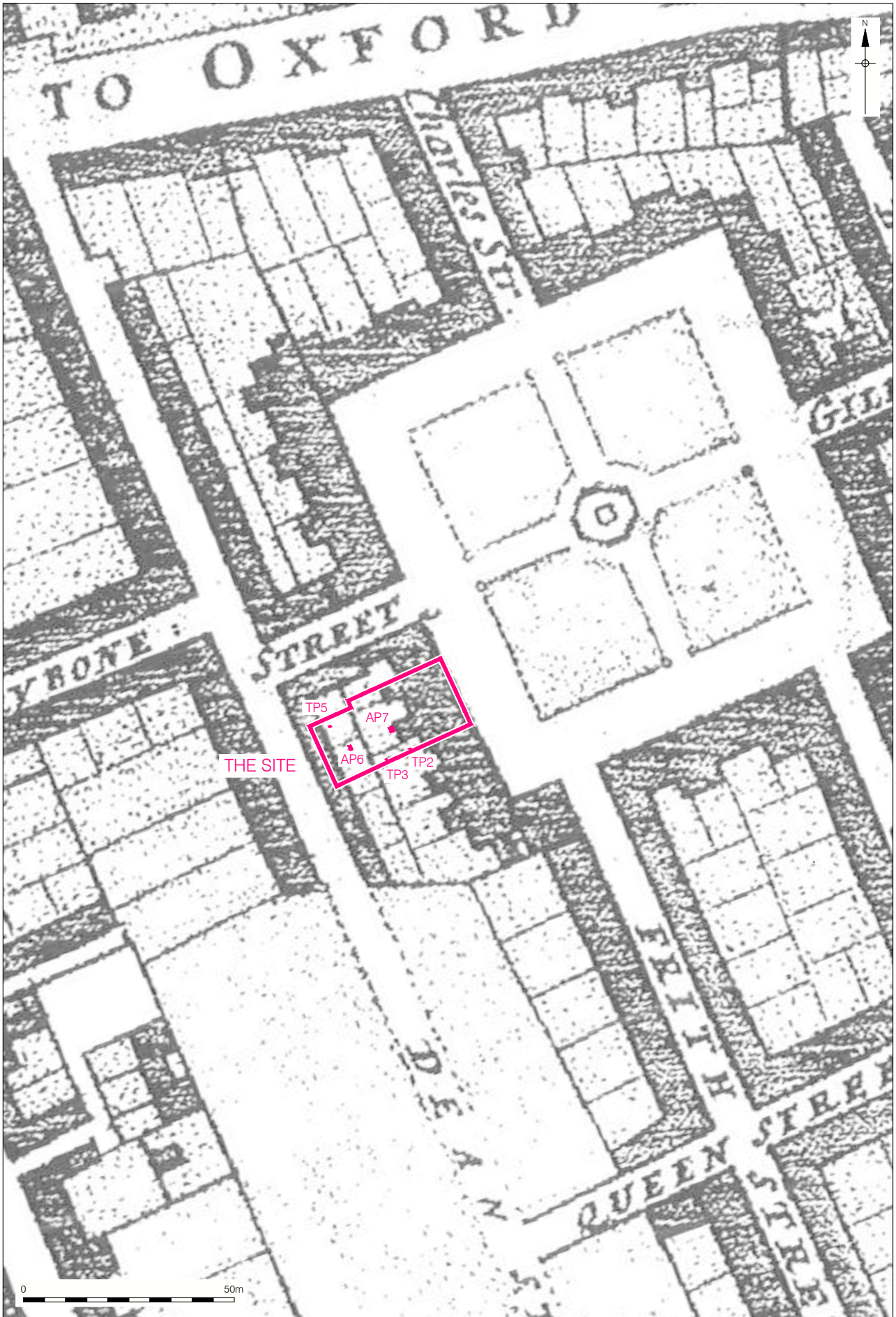


Section 6
South West facing
Archaeological Pit 7



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20/12/13 HB

Figure 5
Plan & Sections from Archaeological Pit 7
1:20 at A4



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Figure 6
Ogilby & Morgan's Map, 1681-82
1:1,250 at A4

8 CONCLUSION & RECOMMENDATIONS

- 8.1 The deep basement complex and foundations have truncated any made ground existing on the site.
- 8.1.1 The archaeological evaluation conducted at 35-36 Soho Square/13-14 Dean Street in the City of Westminster established an archaeological sequence dating potentially from the 18th century and the late 20th century.
- 8.1.2 Natural River Terrace Gravels were observed towards the south and the west of the site in Trenches TP2, TP3, TP5, AP6 and AP7. The variety and dispersal of OD heights indicated that the natural gravels are truncated in all trenches. The height at which the natural appears in TP3 and TP5 show that any archaeology that was present near the basement wall foundations and foot pads had probably been truncated.
- 8.1.3 Although no prehistoric activity was encountered on site, one piece of residual struck flint was found in a demolition layer in AP7.
- 8.1.4 No prehistoric, Roman, Saxon or medieval activity was found on the site, though a broken piece of medieval tile was recovered from a demolition layer in AP7.
- 8.1.5 From the evidence observed in trenches AP7 and TP2 the majority of archaeological remains on site date from the post medieval period. The most significant archaeology were the walls found in AP7 and TP2. These walls were overlaid on Ogilby and Morgan's map of 1681-2 (Figure 6). Wall [1] may comprise the rear wall of a property fronting onto Soho Square and Wall [16] may comprise part of the boundary wall between two properties. Whilst the brick spot date for wall [1] was assigned to c.1700, the bricks may date to as early as 1450 and therefore would fit with the wall shown on the 1681-2 map. Similarly wall [16] may date to as early as 1664, which would mean it also would fit with the 1681-2 map.
- 8.1.6 As demonstrated in TP3, TP5 and AP6 the archaeology seems to only survive in areas up to a metre away from the modern wall foundations and foot pads of the supporting pillars. The only circumstance the archaeology survives these truncations is when it is incorporated into the foundation structure. The earliest archaeology found on site are agricultural or garden soils located in AP7, no dating material was found from the layers but it can be said that they are dated from the 17th/18th century or earlier.
- 8.1.7 In theory the bricks found on the site may date to as early as 1450 but together all the evidence indicates a dating fitting with the walls shown on the 1681-2 map. This would indicate a first phase development into agricultural fields shown on yet older maps.
- 8.2 Site Archive and Publication
- 8.2.1 The results of the archaeological investigation will be published as an entry in the London Archaeologist 'Round Up'.
- 8.2.2 The entire site archive will be deposited at the London Archaeological Archive and Research Centre (LAARC) under site code SSQ13, following approval of this report. PCA will provide a copy of this report to the local studies library, and it will be supplied to the Greater London Historic Environment Record by the Archaeology Advisor to the City of Westminster.
- 8.3 Confidence
- 8.3.1 PCA considers that the archaeological evaluation was completed in accordance with all relevant guidelines, best-practice documents and the approved Written Scheme of Investigation.
- 8.3.2 The work was undertaken in reasonable conditions.
- 8.3.3 We consider that the results detailed in this report are reliable, and are confident that the evaluation represents an accurate reflection of the archaeological potential of the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank IHCM and Lothbury Property Trust for commissioning the project and in particular the staff of Ian Farmer Associates for their support and assistance on site.
- 9.2 Thanks are also given to Sandy Kidd of English Heritage (GLAAS) for monitoring the site on behalf of the City of Westminster.
- 9.3 The author would like to thank Dan Bateman for his assistance on site. Thanks are also extended to logistical co-ordinator Chris Cooper.
- 9.4 Thanks also to Chris Jarrett for post-Roman pottery and clay tobacco pipe spot dates, Kevin Hayward for CBM spot dates, Hayley Baxter for illustrations and Helen Hawkins for project management and editing of this report.

10 BIBLIOGRAPHY

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Cartographic Sources

Ogilby and Morgan's map. 1681-2

Appendix 1: Context Index

Site Code	Context	Type	Trench	Section	Description	Drawings	Date	Phase	OD Height	Pottery Spot dates	CBM Spot dates	CTP Spot dates
SSQ13	1	Masonry	AP7	n/a	wall	1	17 th /18th Century	3	21.67m		1700 1850	
SSQ13	2	Masonry	AP7	n/a	wall	2	17 th /18th Century	3	21.67m		1664 1725+	
SSQ13	3	Layer	AP7	S1	Demo layer	Pre ex	1955-1956	4	21.55m	1550 1700	1600 1800	
SSQ13	4	Layer	AP7	S2	Levelling layer	Pre ex	1955-1956	4	21.62m			
SSQ13	5	Fill	AP7	S1	Backfill of Construction cut for wall [2]		18th Century	3	21.37m			
SSQ13	6	Cut	AP7	S1	Construction cut for wall [2]	6	18th Century	3	21.37m			
SSQ13	7	Fill	AP7	S1	Backfill for Construction cut for wall [1]		18th Century	3	21.37m			
SSQ13	8	Cut	AP7	S1	Construction cut for wall [1]	8	18th Century	3	21.37m			
SSQ13	9	Fill	AP7	n/a	Backfill of Construction cut for wall [1]		18th Century	3	21.47m	1550 1700	1610 1800	1580 1910
SSQ13	10	Cut	AP7	n/a	Construction cut for wall [1]	10	18th Century	3	21.47m			
SSQ13	11	Layer	AP7	S2	Agricultural/garden soil	11	?-18th Century	2	21.41m			
SSQ13	12	Layer	AP7	S1 & 2	Natural gravels	Post ex	n/a	1	21.18m			
SSQ13	13	Layer	AP7	S1	Agricultural/garden soil		?-18th Century	2	21.38m			
SSQ13	14	Layer	TP2	S3	Clay silt layer		1955-1956	4	21.63m			
SSQ13	15	Layer	TP2	S3	Natural gravels	TP2	n/a	1	21.31m			

Site Code	Context	Type	Trench	Section	Description	Drawings	Date	Phase	OD Height	Pottery Spot dates	CBM Spot dates	CTP Spot dates
SSQ13	16	Masonry	TP2	S3	Wall corner	TP2	17 th /18th Century	3	21.63m		1700	1900
SSQ13	17	Layer	TP3	S4 & 5	Bedding layer		1955-1956	4	21.76m			
SSQ13	18	Layer	TP3	S4 & 5	Natural gravels	TP3	n/a	1	21.06m			
SSQ13	19	Layer	TP5	n/a	Natural gravels	TP5	n/a	1	21.20m			
SSQ13	20	Layer	AP6	n/a	Natural gravels	Post ex	n/a	1	21.13m			

Appendix 2: Post-Roman Pottery Spot Dates

Chris Jarrett

Introduction

A total of two sherds of post-medieval pottery were recovered from the evaluation of 35-36 Soho Square 13-14 Dean Street. The pottery was quantified by sherd count and classified according to the Museum of London (LAARC 2007).

Spot dating index

Context [3], spot date: 1550-1700

Frechen Stoneware (FREC), 1550-1700, one sherd.

Context [9], spot date: 1550-1700

Surrey-Hampshire border ware with clear glaze (BORDY), 1550-1700, one sherd.

Appendix 3: Ceramic Building Materials Spot Dates

Kevin Hayward

Review

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
1	3046 3101	Post Medieval Red Brick narrow and thick brown lime mortar	1	1450	1800	1450	1800	1700-1850	No mortar
2	3032nr3033	Transitional Brick fragment burnt no visible mortar	1	1664	1725	1664	1725	1664-1725+	No mortar
16	3034 3101	60mm thick Brick fragment post great fire brown lime mortar	1	1664	1900	1664	1900	1700-1900	No mortar
3	2271	Tile	1					1300-1700	No Mortar
3	2586	Peg tile	1					1600-1800	No Mortar
9	3102	daub	1						No Mortar
9	3046	Early Post Medieval Brick Malbride	1					1610-1800	No Mortar

The assemblage consists of three brick fragments, in three different fabric types. All can be dated to the 17th/18th century by fabric; form and mortar type and therefore belong to structures dating from that period.

Two bricks are made from post Great Fire bricks [2] [16] (1664-1900) one of which [2] looks to be a transitional maroon post great fire brick although it could be vitrified. A post Great Fire brick from [16] is probably 18th century as it is quite thick.

The red fabric 3046 in the city and Southwark would normally date to 1450-1700 but this far west of the city, red bricks continue to be manufactured into the 18th century, where the brick earth brickfields have not been built over. From 17-18th century sites in West London e.g. Montagu House, red brick earth brickfields have been uncovered at excavation and are documented as being used for this purpose from contemporary documents for the construction of the sprawling wealthy suburbs of West London. The same brown lime mortar (17-18th century in date) is identified from [1] and [16] suggesting the two walls are contemporary

The brick samples are consistent with 17th/18th century housing development in Soho.

Appendix 4: Clay Tobacco Pipe Spot Dates

Chris Jarrett

A single fragment of clay tobacco pipe stem was solely recovered from one single context: [3]. The stem is thin and dates between 1580 and 1910. The clay tobacco pipe has little significance at a local level. Its only potential is to date the context it was recovered from. There are no recommendations for further work.

Appendix 5: OASIS Form

OASIS ID: PRECONST1-167243

Project name	35 Soho square
Short description of the project	An archaeological investigation was undertaken by Pre-Construct Archaeology Limited at 35-36 Soho Square, City Of Westminster. The work comprised of two evaluation trenches and a watching brief on five geotechnical pits. Of the seven trenches, one was aborted due to the depth of the concrete present, whilst another only uncovered concrete to a depth of c.0.70m below floor level. The remaining trenches revealed a sequence of activity dating to post medieval and late 20th century activities. There was evidence for 17 th /18th century walls in the south end of the site, in trenches AP7 and TP2. Three walls were found; the wall in TP2 was a small heavily truncated portion of the wall so little more could be determined. In AP7 one wall ran north south and was abutted by another wall which ran east west. The mortar from the wall in TP2 and the wall running north south in AP7 showed that these walls were contemporary. Together, the bricks used in construction and the pottery recovered from the fills of the construction cuts date these walls to the 17 th /18th century. From the lack of archaeology in the other test pits on site it can be determined that any archaeology present up to a metre from the wall foundations and pillar footings had been truncated
Project dates	Start: 18-11-2013 End: 26-11-2013
Previous/future work	No / Not known
Any associated project reference codes	SSQ13 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Monument type	WALL Post Medieval
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	""Targeted Trenches""
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Research
Position in the planning process	Pre-application
Project location	
Country	England

Site location GREATER LONDON CITY OF WESTMINSTER WESTMINSTER 35 Soho Square
Postcode W1D 3QE
Study area 612.00 Square metres
Site coordinates TQ 2969 8126 51 0 51 30 53 N 000 07 50 W Point
Height OD / Depth Min: 20.93m Max: 21.31m

Project creators

Name of Organisation IHCM
Project brief originator IHCM
Project design originator Richard Hughes
Project director/manager Helen Hawkins
Project supervisor Clare Jackson
Type of sponsor/funding body Commercial Developer
Name of sponsor/funding body Lothbury Property Trust Ltd

Project archives

Physical Archive recipient LAARC
Physical Archive ID SSQ13
Physical Contents "Animal Bones", "Ceramics", "Metal", "Worked stone/lithics"
Digital Archive recipient LAARC
Digital Archive ID SSQ13
Digital Contents "none"
Digital Media available "Database", "Images raster / digital photography", "Text"
Paper Archive recipient LAARC
Paper Archive ID SSQ13

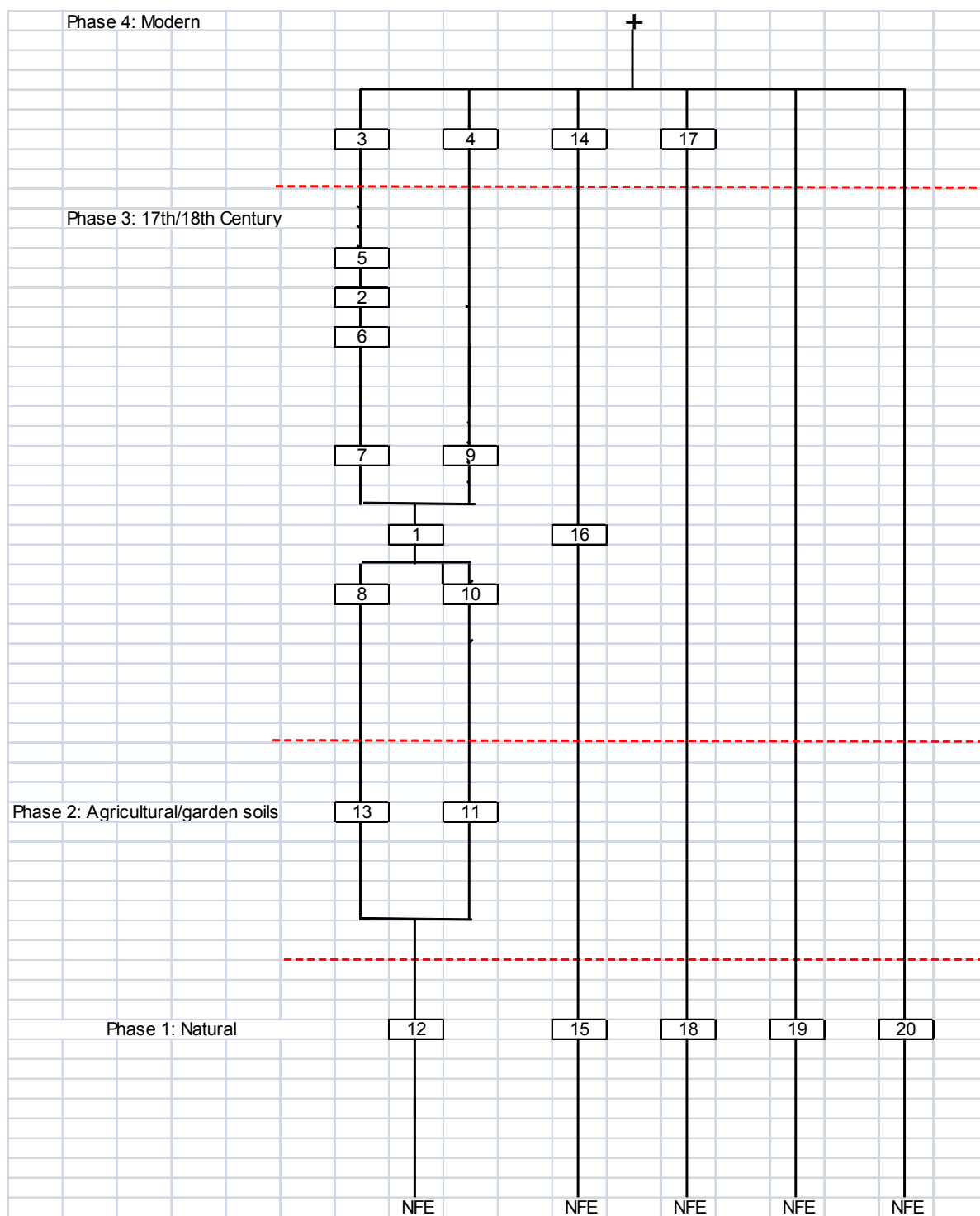
Paper Contents "none"
Paper Media "Context
available sheet", "Drawing", "Map", "Matrices", "Photograph", "Plan", "Report", "Section", "Unpublished
Text"

Project

bibliography 1

Grey literature (unpublished document/manuscript)
Publication type
Title 35-36 SOHO SQUARE 13-14 DEAN STREET, CITY OF WESTMINSTER, W1D 3QE:
AN ARCHAEOLOGICAL EVALUATION REPORT
Author(s)/Editor(s) Jackson, C.
Date 2013
Issuer or PCA
publisher
Place of issue or London
publication
Description A4 ring-spine

Appendix 6: Matrix



Appendix 7: Photographs



Plate 1: AP7 west facing.



Plate 2: AP 6 north facing



Plate 3: TP2 south facing



Plate 4: TP3 section facing south.

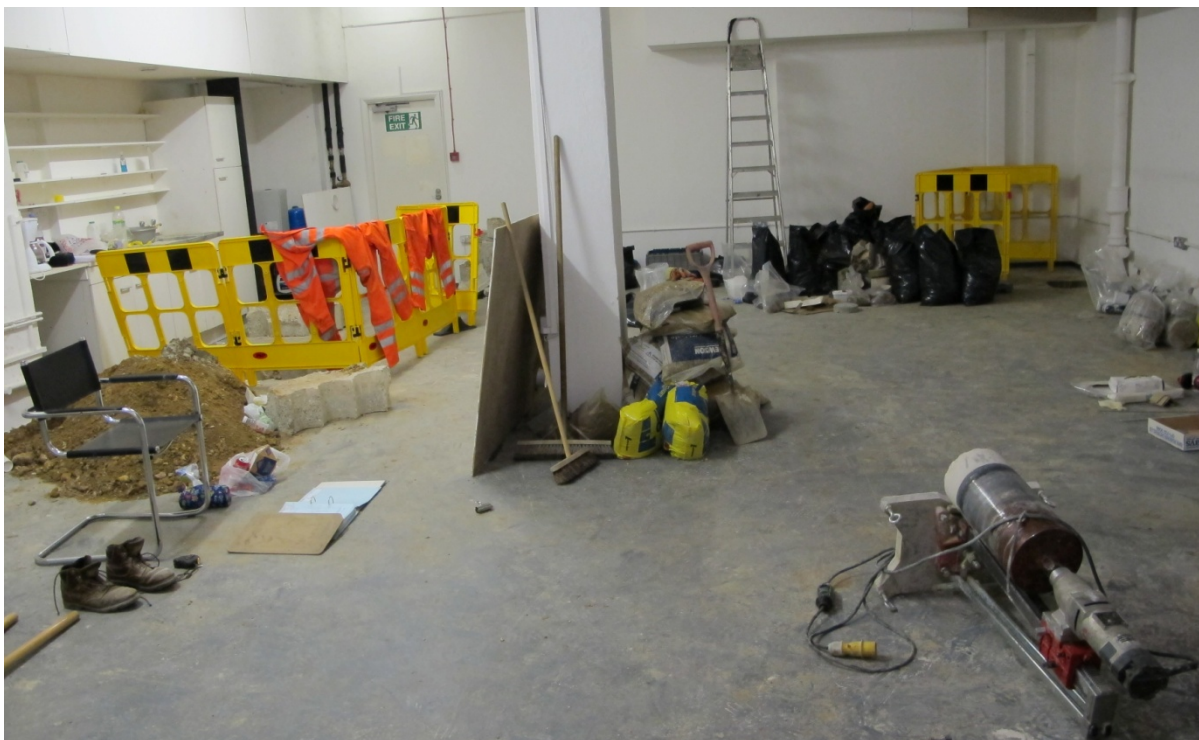


Plate 5: Location of AP7, TP2 and TP3, facing east



Plate 6: Location of TP5,
facing northwest.

PCA

PCA SOUTH

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