

**6 LANSDOWNE WALK,  
LONDON W11 3LN**

**AN ARCHAEOLOGICAL WATCHING  
BRIEF**

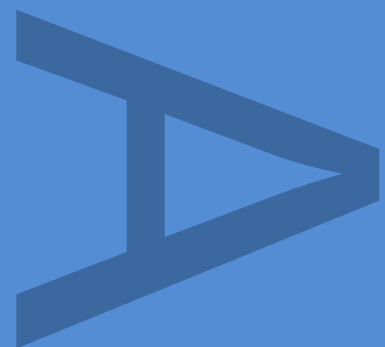
**LOCAL PLANNING AUTHORITY:  
ROYAL BOROUGH OF KENSINGTON  
AND CHELSEA**

**PLANNING REF: PP/13/06834**

**PCA REPORT NO: 11768**

**SITE CODE: LNW14**

**JUNE 2014**





**PRE-CONSTRUCT ARCHAEOLOGY**

DOCUMENT VERIFICATION

6 LANSDOWNE WALK, LONDON W11 3LN  
AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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**6 LANSDOWNE WALK, LONDON W11 3LN**  
**AN ARCHAEOLOGICAL WATCHING BRIEF**

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**Local Planning Authority:** Royal Borough of Kensington and Chelsea

**Planning Ref:** PP/13/06834

**Site Code:** LNW14

**Central National Grid Reference:** TQ 24658 80458

**Written by:** Peter Boyer

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**June 2014**

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## 1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during excavations for a new basement at 6 Lansdowne Walk, Notting Hill, London W11 3LN between the 22<sup>nd</sup> of May and the 6<sup>th</sup> of June 2014. Following slab removal the watching brief monitored the excavation of materials to create a space for the basement. The work was conducted within the existing building footprint, the basement being located beneath the current lower ground floor level. The watching brief was carried out as a condition placed on the development by the Royal Borough of Kensington and Chelsea.
- 1.2 Monitoring of the excavations at the north and south of the site revealed that there had been significant truncation of underlying deposits caused by terracing in the area and the construction of the current building.
- 1.3 The earliest deposit encountered in both areas was natural London Clay, which had been extensively truncated to the extent that it was not possible to ascertain the original natural surface level of the deposit.
- 1.4 The London Clay was directly overlain by recent made ground associated with the previous development of the site, no intervening deposits being present because of the extent of truncation. No archaeological features or deposits were present.
- 1.5 Because of the extent of truncation and the absence of any potential for archaeological survival across the rest of the site, it was agreed with the archaeological advisor to the Royal Borough of Kensington and Chelsea that continuation of the archaeological watching brief was not necessary beyond the northern and southern areas already monitored. Further archaeological investigations associated with this development will not be required.

## 2 INTRODUCTION

- 2.1 Between the 22<sup>nd</sup> of May and the 6<sup>th</sup> of June 2014 Pre-Construct Archaeology Ltd. (PCA) carried out an archaeological watching brief at 6 Lansdowne Walk, Notting Hill, London W11 3LN (Figures 1 & 2).
- 2.2 A new 177m<sup>2</sup> basement was excavated below the existing lower ground floor level of the house, located directly under its existing footprint and not extending under the road, pavement or rear garden. A planning condition placed on the development required that an archaeological watching brief was carried out during the course of excavation work.
- 2.3 The work was commissioned by Chelsea Construction Co. Ltd. and comprised the archaeological monitoring of the excavation for the new basement. Areas were initially monitored at the north and south of the building (Figure 2) but it immediately became clear that the entire site had been heavily truncated by terracing and any potential archaeological deposits had been removed. It was agreed with the archaeological advisor to the Royal Borough of Kensington and Chelsea that no further archaeological input was required following the monitoring of these two areas.
- 2.4 The project was overseen for the client by their archaeological consultant Pete Mills of Mills Whipp Projects. The project was monitored by the Archaeology Advisor to the Royal Borough of Kensington and Chelsea, Gillian King of the Greater London Archaeological Advisory Service, English Heritage. The project was monitored for PCA by Chris Mayo and supervised by Neil Hawkins and Richard Humphrey.
- 2.5 The works followed the methodology detailed in an approved Written Scheme of Investigation (Mills Whipp Projects 2014).
- 2.6 The site is located at National Grid Reference (NGR) TQ 24658 80458 and the project was allocated the site code LNW14.

### **3 GEOLOGY AND TOPOGRAPHY**

- 3.1 The site is located on the south side of Lansdowne Walk, less than 100m west of Ladbroke Grove and approximately 300m north of Holland Park in the Notting Hill area of the Royal Borough of Kensington and Chelsea. The site lies on land that slopes significantly upwards from south-west to north-east at a surface elevation of approximately 20m AOD, though there has been significant ground modification in the area and the site has been clearly terraced prior to development of the current building.
- 3.2 According to the British Geological Survey (Sheet 256; North London) the underlying geology of the site comprises sand, silt and clay of the Palaeogene (Eocene) London Clay formation, deposited between c. 34 and 56 million years ago in a local environment previously dominated by deep seas. No superficial overlying deposits are recorded.
- 3.3 The site is bounded to the north by Lansdowne Walk, to the east by 5 Lansdowne Walk, to the south by the rear of the property at 64 Ladbroke Road and to the west by 7 Lansdowne Walk. It is located approximately 2.8km north-east of the tidal River Thames, which is the nearest significant, flowing water body in the area.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 4.1 The archaeological and historical background to the study site has previously been summarised in the written scheme of investigation for the archaeological watching brief (Mills Whipp Projects 2014) as follows:
- 4.2 A scatter of prehistoric material has been found in the Borough but not particularly close to the site. This comprises Palaeolithic flints and two Neolithic axes from Kensington. Some Bronze Age finds have also been reported from Kensington. No significant prehistoric settlements have been found in the vicinity of the site.
- 4.3 A major Roman road lay some 200m to the south of the site. This led to the Roman city of Silchester. In the area of the subject site a number of Roman finds have been made which have been regarded as indicating the presence of a significant Roman site, perhaps a villa. It was recorded that a stone coffin was found near St John's church during building in the 1840s and other finds were made as the workmen proceeded with their excavations.
- 4.4 No significant Saxon material has been reported in the area and the site lay in open ground 1.5km north of the mediaeval village of Kensington. The area was recorded as *Knottyngull* in 1356, though the derivation of this is unknown. The area was widely exploited for clay and gravel extraction from the 17<sup>th</sup> century onwards, though the site remained open ground until c.1840 when the present building was erected. The area of the proposed development lay in the garden.



## 5 PLANNING BACKGROUND

### 5.1 National Planning Policy: the National Planning Policy Framework

5.1.1 The 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 Royal Borough of Kensington and Chelsea, which fully recognises the importance of the buried heritage for which it is the custodian.

5.1.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit *in-situ* preservation. Relevant paragraphs within the NPPF include the following:

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*
132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
135. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
139. *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*
141. *Local planning authorities should make information about the significance of the historic*

*environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

5.1.3 The Glossary contained within the NPPF includes the following definitions:

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

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

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

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

## 5.2 Regional Policy: The London Plan

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

### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

#### **Strategic**

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

#### **Planning decisions**

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

#### **LDF preparation**

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

### 5.3 Local Planning Policy: Royal Borough of Kensington and Chelsea's Local Plan

- 5.3.1 The local planning authority responsible for the study site is the Royal Borough of Kensington and Chelsea, who's Local Plan was adopted in December 2010. The Core Strategy contained within the plan includes the following policy relating to the historic environment:

#### **Policy CL 4**

##### **Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology**

The Council will require development to preserve or enhance the special architectural or historic interest of listed buildings and scheduled ancient monuments and their settings, and the conservation and protection of sites of archaeological interest.

To deliver this the Council will:

- a. resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external);
  - b. require the preservation of the special architectural and historic interest of listed buildings, scheduled monuments or other buildings or places of interest. In particular the integrity, plan form and structure of the building including the ground and first floor principal rooms, original staircases and such other areas of the building as may be identified as being of special interest should be preserved;
  - c. require the preservation of the original architectural features, and later features of interest, both internal and external;
  - d. require internal or external architectural features of listed buildings or scheduled ancient monuments, commensurate with the scale of the development, to be:
    - i. reinstated where the missing features are considered important to their special interest;
    - ii. removed where the additions to or modifications are considered inappropriate or detract from their special character;
  - e. resist the change of use of a listed building which would materially harm its character;
  - f. strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;
  - g. require development to protect the setting of listed buildings, scheduled ancient monuments or sites of archaeological interest;
  - h. resist development which would threaten the conservation, protection or setting of archaeological remains;
  - i. require desk based assessments and where necessary archaeological field evaluation before development proposals are determined, where development is proposed on sites of archaeological significance or potential.
- 5.3.2 There are no Scheduled Ancient Monuments or Statutorily Listed Buildings within the development site but it does lie within a conservation area.
- 5.3.3 The site lies within an area denoted as a 'Site of Archaeological Importance' on the Proposals Map. It is not within an Archaeological Priority Area.

### 5.4 Site Specific Planning Background

- 5.4.1 An application to extend the basement of the property was submitted to the Royal Borough of Kensington and Chelsea in 2013 (Planning Ref: PP/13/06834) and approved with conditions, one of which was as follows;

13. Archaeology – Watching brief to be agreed

No development shall take place until arrangements have been made for an archaeological "watching brief to monitor development groundworks and to record any

archaeological evidence revealed. These arrangements shall be submitted to, and approved in writing by, the local planning authority, and the development shall take place only in accordance with the detailed scheme so approved.

Reason – To minimise any damage to any archaeological remains that may exist on site and to ensure satisfactory recording in accordance with policy CL4 of the Core Strategy

5.4.2 A watching brief was carried out as specified by the planning condition and according to an approved written scheme of investigation (Mills Whipp Projects 2014) and a method statement (Mayo 2014).

## 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 A new basement of 177 m<sup>2</sup> was proposed below the existing lower ground floor level located directly under the existing footprint of the house but not extending under the road, pavement or rear garden.
- 6.2 The fieldwork comprised the archaeological monitoring of excavation of the new basement. All aspects of the work followed national (IFA 2013) and local (GLAAS 2009) guidelines, and complied with PCA's own fieldwork manual (Taylor and Brown 2009). The fieldwork was carried out according to written scheme of investigation produced by Mills Whipp Projects (2014) and a method statement prepared by PCA (Mayo 2014).
- 6.3 Excavation was carried out by a mechanical excavator fitted with a smooth-bladed ditching work under archaeological supervision, with deposits carefully removed in spits. Exposed sections and where practicable, the bases of excavated areas were cleaned by hand and written and drawn records made of exposed deposits. Written descriptions of deposits were recorded on pro-forma context sheets, plans were drawn at a scale of 1:20 and sample sections were recorded at a scale of 1:10. The locations of monitored areas were recorded on plans of the site, previously produced.
- 6.4 The watching brief commenced in a northern part of the site, just within the north corner of the building and excavation of a trench measuring 4m by 4m and 0.35m deep was monitored (Figure 2; Plate 1). The monitoring also included a 2.4m by 2.5m area within the larger trench, which was excavated to a depth of 2.5m below ground level (bgl). The second area monitored was to the south, at the back of the house, where a watching brief was maintained on a small area measuring approximately 2.65m north-east to south-west by 1.1m north-west to south-east and 1.2m deep (Plate 2).
- 6.5 It had originally been intended to monitor all excavation works on the site during the course of the development, however, following the monitoring of work in the northern and southern areas (Figure 2), it became clear that the whole area had been extensively terraced during previous development and any potential archaeological deposits had been removed. It was therefore agreed with the archaeological advisor to the Royal Borough of Kensington and Chelsea that no further archaeological monitoring of the excavation was necessary.

## **7 WATCHING BRIEF RESULTS AND PHASED ARCHAEOLOGICAL SEQUENCE**

### **7.1 Introduction**

7.1.1 This section records the stratigraphic sequences in the areas monitored (Figure 3) and offers some interpretation of the sequences revealed. This is followed by a phasing of the sequences recorded. The earliest deposit recorded in both monitored areas was a firm, mid orangey brown sandy clay [2], the top of which was recorded at an upper elevation of 17.94m AOD (0.69m bgl) in the northern area and 18.06m AOD (0.59m bgl) to the south. This was natural London Clay and was overlain by firm, mid brownish grey, sandy clay [1], which was 0.40m thick to the north and 0.59m thick to the south. This was clearly made ground associated with the development of the site and in the northern area was capped by a concrete slab.

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

7.2.1 Natural Palaeogene (Eocene) London Clay was recorded in both areas monitored and it was clear in each location that it had been significantly truncated by terracing and development on the site.

### **7.3 Phase 2: Modern**

7.3.1 No further natural deposits overlay the London Clay and instead, the natural material was directly overlain by recent made ground associated with the development of the site; a further indication of the extent of truncation caused by terracing and development in the area.

## 8 DISCUSSION AND CONCLUSIONS

- 8.1 Monitoring of excavation work for the new basement at the north and south of the development site revealed that there had been extensive truncation of underlying deposits by terracing of the area and construction activities associated with the current house on the site.
- 8.2 Natural London Clay was recorded in both areas but had been significantly truncated such that the original, natural surface of the material was not preserved. It was directly overlain by recent made ground associated with development of the site for residential purposes. No features of archaeological interest were observed and none are likely to survive across the site because of the extent of truncation.
- 8.3 Given the lack of archaeological potential revealed because of truncation from terracing and development in the areas of excavation monitored, further archaeological investigations associated with this development will not be required.
- 8.4 The results of the site investigation will be published as a brief note by PCA in the annual 'Round-Up' of *London Archaeologist*.
- 8.5 Following approval of this report the archive will be deposited with The London Archaeological Archive and Research Centre (LAARC) identified by the unique site code LN14. Until then the archive (which contains site records and digital photographs) will be stored at PCA's headquarters in Brockley, London.

## 9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd. would like to thank Pete Mills of Mills Whipp Projects for initiating the work on behalf of Planning Potentials Ltd. and Gill King who monitored the project on behalf of the Royal Borough of Kensington and Chelsea. PCA would like to thank Chelsea Construction Co. Ltd. for funding the project.
- 9.2 The author wishes to thank Chris Mayo for project management and editing this report, Neil Hawkins and Richard Humphrey for carrying out the archaeological watching brief and Jennifer Simonson for preparing the illustrations.

## 10 BIBLIOGRAPHY

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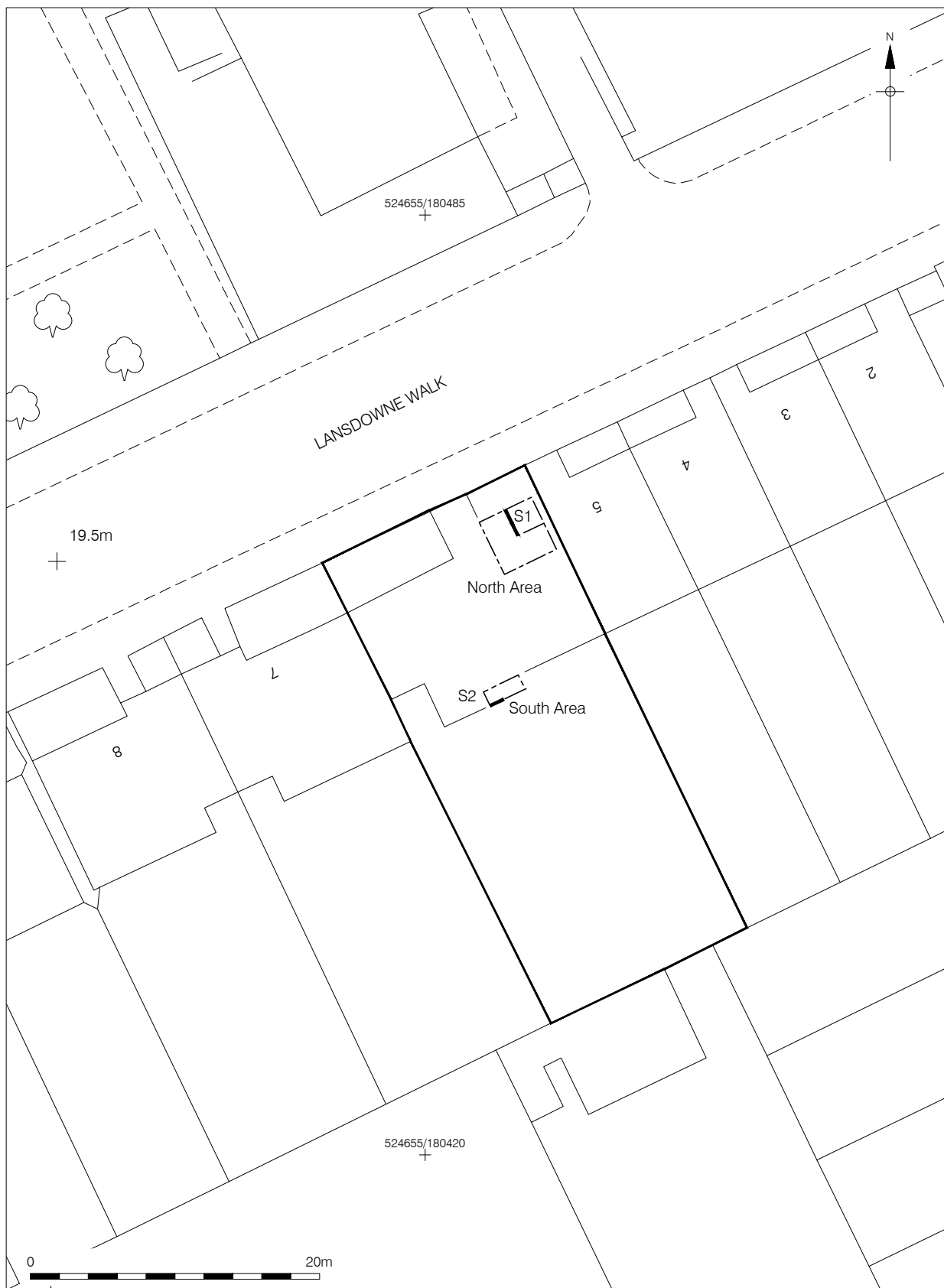


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Figure 1  
Site Location  
1:20,000 at A4

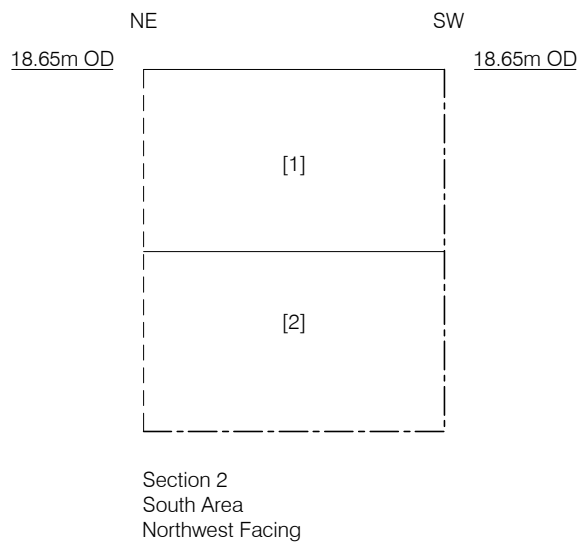
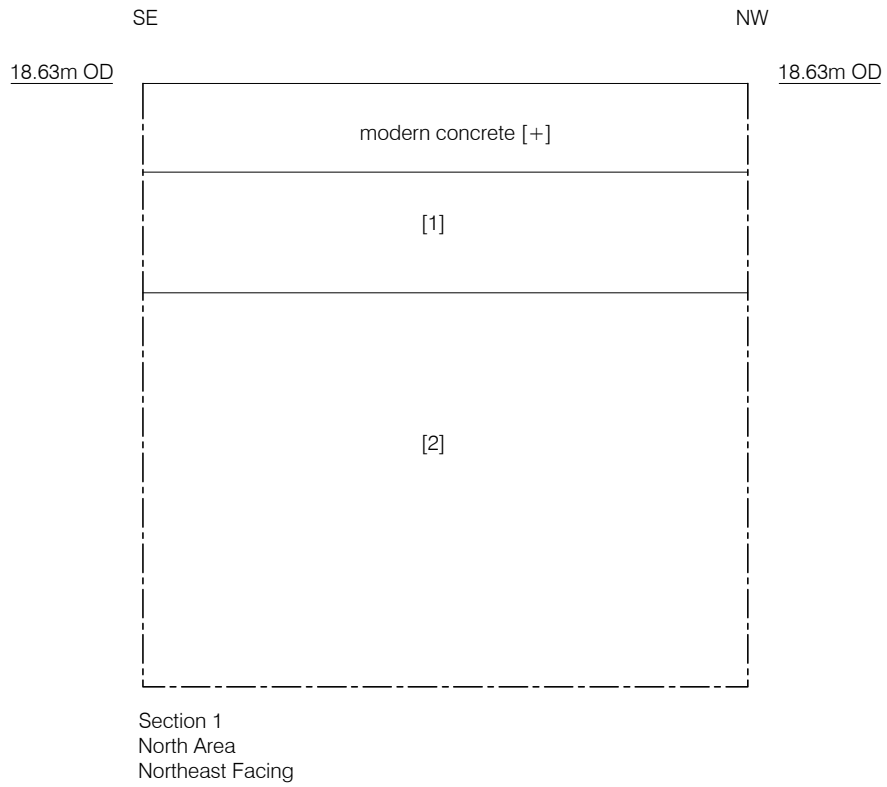


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19/06/14 JS

Figure 2  
Trench Location  
1:400 at A4



## APPENDIX 1: PLATES



*Plate 1: Northern Monitored Area, looking North-East*



Plate 2: Excavation at South of Site, Looking South

## APPENDIX 2: CONTEXT INDEX

Site Code	Context	Type	Area	Description	Date	Phase
LNW14	1	Layer	All Site	Modern made ground/levelling	Modern	2
LNW14	2	Layer	All Site	Natural clay	Natural	1

## APPENDIX 3: OASIS FORM

**OASIS ID: preconst1-181849**

### Project details

Project name	6 Lansdowne Walk, London W11 3LN: An Archaeological Watching Brief
Short description of the project	Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during excavations for a new basement at 6 Lansdowne Walk, Notting Hill, London W11 3LN between the 22nd of May and the 6th of June 2014. Following slab removal the watching brief monitored the excavation of materials to create a space for the basement. The work was conducted within the existing building footprint, the basement being located beneath the current lower ground floor level. The watching brief was carried out as a condition placed on the development by the Royal Borough of Kensington and Chelsea. Monitoring of the excavations at the north and south of the site revealed that there had been significant truncation of underlying deposits caused by terracing in the area and development of the current building. The earliest deposit encountered in both areas was natural London Clay, which had been extensively truncated to the extent that it was not possible to ascertain the original natural surface level of the deposit. The London Clay was directly overlain by recent made ground associated with the previous development of the site, no intervening deposits being present because of the extent of truncation. No archaeological features or deposits were present. Because of the extent of truncation and the zero potential for archaeological survival across the rest of the site, it was agreed with the archaeological advisor to the Royal Borough of Kensington and Chelsea that continuation of the archaeological watching brief was not necessary beyond the northern and southern areas already monitored.
Project dates	Start: 22-05-2014 End: 06-06-2014
Previous/future work	No / No
Any associated project reference	LNW14 - Sitecode
Any associated project reference	PP/13/06834 - Sitecode
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Residential 1 - General Residential
Monument type	LAYER Post Medieval
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

### Project location

Country	England
Site location	GREATER LONDON KENSINGTON AND CHELSEA KENSINGTON 6 Lansdowne Walk
Postcode	W11 3LN
Study area	177.00 Square metres

Site coordinates TQ 24658 80458 51.5087879194 -0.203519980234 51 30 31 N 000 12 12 W  
Point

Lat/Long Datum Unknown

Height OD / Depth Min: 17.94m Max: 18.06m

#### Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)

Project design originator Mills Whipp Projects

Project director/manager Chris Mayo

Project supervisor Neil Hawkins

Project supervisor Richard Humphrey

Type of sponsor/funding body Developer

Name of sponsor/funding body Chelsea Construction Co. Ltd.

#### Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Archive ID LNW14

Digital Contents "Stratigraphic"

Digital Media available "Images raster / digital photography","Images vector","Text"

Paper Archive recipient LAARC

Paper Archive ID LNW14

Paper Contents "Stratigraphic"

Paper Media available "Context sheet","Diary","Plan","Section"

#### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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Description A4 client report with blue PCA covers

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