

**10 DOVER STREET, CITY OF
WESTMINSTER, W1S 4LQ;**

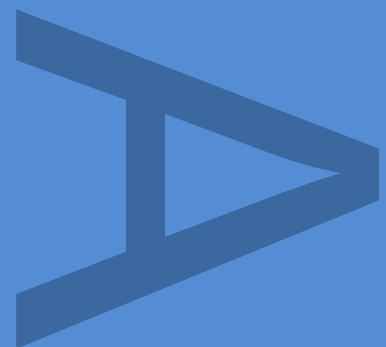
**AN ARCHAEOLOGICAL WATCHING
BRIEF**

**LOCAL PLANNING AUTHORITY:
CITY OF WESTMINSTER**

PCA REPORT NO: R12160

SITE CODE: DOZ15

JULY 2015



DOCUMENT VERIFICATION

Site Name

10 Dover Street, City of Westminster, W1S 4LQ

Type of project

An Archaeological Watching Brief

Quality Control

Pre-Construct Archaeology Limited Project Code			K4067
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Revision No.	Date	Checked	Approved

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10 Dover Street, City of Westminster, W1S 4LQ; An Archaeological Watching Brief

Local Planning Authority: City of Westminster

Site Code: DOZ15

Central National Grid Reference: TQ29067 80444

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July 2015

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1 ABSTRACT

- 1.1.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd. within the basement of 10 Dover Street, City of Westminster, W1S 4LQ in advance of redevelopment.
- 1.1.2 The investigation took place between 1st and 2nd of July 2015. The work was commissioned by CgMs Consulting and monitored by Gillian King, the Historic England Archaeology Advisor to the City of Westminster.
- 1.1.3 Five engineering test pits were excavated in the basement of 10 Dover Street to examine the foundations of the current building.
- 1.1.4 The results of the archaeological watching brief indicated that the natural topography of the site, as represented by the heights of naturally deposited river terrace gravels, found in four of the five test pits, had been significantly impacted by late post-medieval and modern activity.
- 1.1.5 No archaeological activity or deposits that pre-dated the modern period were recorded during the archaeological watching brief.

2 INTRODUCTION

- 2.1.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd. within the basement of 10 Dover Street, City of Westminster, W1S 4LQ in advance of redevelopment. The investigation took place between 1st and 2nd of June 2015. The work was commissioned by CgMs Consulting and monitored by Gillian King, the Historic England Archaeology Advisor to the City of Westminster.
- 2.1.2 The field investigation was supervised by Aidan Turner and project managed by Tim Bradley, both of Pre-Construct Archaeology Ltd.. All work was undertaken following the appropriate English Heritage (1991, 2008) / Historic England (2015) guidelines.
- 2.1.3 The archaeological watching brief consisted of five test pits excavated in the basement of 10 Dover Street. These measured approximately 1m by 1m and were excavated to a depth of approximately 1m. All test pits were archaeologically investigated and recorded.
- 2.1.4 The test pits were part of a program of works which extended through the contiguous basements of Nos 8, 9 and 10 Dover Street and the basement of 47 Albermarle Street, which lies to the rear of 8 Dover Street. The basements of these buildings had previously been re-developed as a single premises. Number 10 Dover Street is a listed building.
- 2.1.5 The prior developments had had considerable impact on the basement structures of the historic buildings and little remains of the original fabric of either the listed or un-listed building's basement structures.
- 2.1.6 The watching brief aimed to address the primary objectives as set out in the Written Scheme of Investigation (CgMs 2015). These were as follows:-
- The monitoring exercise will seek to understand the context of the findings in:-
- 1) Relationship to the wider settlement pattern, landscape, economy and environment;
 - 2) The interpretation of locally distinctive or regionally/nationally significant archaeological features;
 - 3) How the site's topography has influenced past activity and settlement;
 - 4) To advance our knowledge of the archaeology of the region through the application of appropriate scientific dating techniques;
 - 5) To understand the impact of development since the eighteenth century.
- 2.1.7 The complete archive comprising written, drawn and photographic records will be deposited at LAARC under the site code DOZ15.

3 PLANNING BACKGROUND

- 3.1.1 Nos. 8-10 Dover Street, London W1S 4LQ, City of Westminster are proposed for redevelopment.
- 3.1.2 Listed Building Consent (ref: 14/12696/LBC) has been granted for relevant elements of redevelopment at 10 Dover Street, with the following archaeological planning condition attached:-

4 Pre Commencement Condition

- (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.
- (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to English Heritage, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

- 3.1.3 Although the proposed development includes Nos. 8-10 Dover Street, only No. 10 is listed, and so the archaeological planning condition does not apply to Nos. 8-9 Dover Street.
- 3.1.4 The approved Written Scheme of Investigation prepared by CgMs Consulting comprises the document referred to in the part (a) of the above condition. It details the methodology for undertaking a programme of archaeological observation and recording (watching brief) during relevant construction works, with the aim of clarifying the presence/absence, date, condition and character of any archaeological remains surviving at the site.
- 3.1.5 The WSI was prepared in accordance with central, regional and local government policy guidance and other relevant guidelines. The observation and recording exercise was undertaken in accordance with the WSI.

4 GEOLOGY AND TOPOGRAPHY

- 4.1.1 Geologically, the site lies within a small area of Hackney Gravels, defined as 'Post-Diversionary Thames River Terrace Deposits; gravel, sandy and clayey in nature', immediately south of the interface with an area of Lynch Hill River Terrace Gravels (BGS 1994 Sheet 256 North London).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1.1 The site does not lie within an Archaeological Priority Area as designated by the City of Westminster.
- 5.1.2 The Greater London Historic Environment Record (GLHER) records a general archaeological potential for the Dover Street area including alluvial deposits with paleo-environmental /geo-archaeological potential, together with evidence of prehistoric and subsequent Roman activity.
- 5.1.3 No 10 Dover Street comprises a Grade II Listed building, originally dating to the early eighteenth century, refaced in the early nineteenth century and with a ground floor dated to the mid-twentieth century (<http://list.historicengland.org.uk/>; see also Appendix 4).
- 5.1.4 It can therefore be considered likely that the proposed redevelopment has the potential to have an impact on archaeological deposits which may be present at the site, where not previously impacted by previous and existing development.

6 ARCHAEOLOGICAL METHODOLOGY

6.1.1 The watching brief was carried out in accordance with a methodology set out in the Written Scheme of Investigation (CgMs 2015).

6.1.2 Five test pits were excavated across the site (Figure 2). The dimensions and orientation of each of the test pits are detailed in the following table:

Test Pit	Location	N-S (m)	E-W (m)	Max. Depth (m)
1	Basement	1.4	1.4	0.8
2	Basement	1.0	1.0	1.0
3	Basement	1.2	1.3	1.0
4	Basement	1.0	1.0	0.6
5	Basement	0.8	1.0m	0.8

6.1.3 All the Test pits were hand excavated through the concrete basement floor using hand tools and an electric breaker. The current structure shows considerable evidence of modification in the recent past, probably within the last 20 years.

7 ARCHAEOLOGICAL SEQUENCE

7.1.1 Test Pit 1

7.1.2 Test Pit 1 was located against the centre of the southern party wall of No's 10 and No's 9 Dover Street. The Test Pit revealed 0.32m of concrete basement floor overlying natural river terrace gravels. The vast majority of the original party wall appears to have been removed during previous re- developments.

Plate 1: Test pit 1, looking south-east



Phase 1

7.1.3 The natural deposit was excavated to a depth of 0.8m below the basement floor and is of unknown thickness. It consisted of a coarse ballast type material, consisting of yellow sandy gravel, context [1]. The gravels were made up of sub angular to sub –rounded flints of around 25 – 45mm in diameter. This deposit is interpreted as being representative of the river terrace gravel deposit found in this location and is the same as found in the other test pits.

Phase 2

7.1.4 The natural gravels were overlain by a 0.32m thick un-reinforced concrete slab of late 20th century origin

7.1.5 Test Pit 2

Test Pit 2 was located in the far SE corner of No. 10 Dover Street. The Test Pit revealed 0.32m of concrete basement floor and modern made ground overlying natural river terrace gravels. The original walls appear to have been underpinned with a shallow concrete foundation during previous re- developments.

Plate 2: Test Pit 2, looking east



Phase 1

7.1.6 The natural stratum was excavated to a depth of 1.0m below the basement floor and is of unknown thickness. It consisted of a coarse ballast type material, consisting of yellow sandy gravel, context [1]. The gravels were made up of sub angular to sub –rounded flints of around 25 – 45mm in diameter. This deposit is interpreted as being representative of the river terrace gravel deposit found in this location and is the same as found in the other test pits.

Phase 2

7.1.7 Overlying the natural gravels was a 0.10m thick layer of modern construction rubble covered by a 0.22 by thick un-reinforced concrete basement floor of late 20th century origin.

7.1.8 **Test Pit 3**

7.1.9 Test Pit 3 was located in the far NE corner of No. 10 Dover Street. The Test Pit revealed 1.0m of concrete basement floor and modern made ground overlying natural river terrace gravels. The original wall foundations do not appear to have been modified here during previous re-developments.

Plate 3: Test Pit 3, looking north



Phase 1

7.1.10 The natural deposit was encountered at a depth of 1.0m below the basement floor and is of unknown thickness. It consisted of a coarse ballast type material, consisting of yellow sandy gravel, context [1]. The gravels were made up of sub angular to sub –rounded flints of around 25 – 45mm in diameter. This deposit is interpreted as being representative of the river terrace gravel deposit found in this location and is the same as found in the other test pits.

Phase 2

7.1.11 The stepped brick footings for original basement walls had been directly constructed upon the natural gravels and here remained apparently unmodified. These were recorded as context [2]. The footings were of yellow stock brick measuring 220mm x 100mm x 65mm laid to form four steps which projected up to 0.36m from the edge of the walls.

7.1.12 Overlying the natural gravels and the wall footings was a 0.82m thick layer of modern construction

rubble covered by a 0.18m thick un-reinforced concrete basement floor of late 20th century origin.

Plate 4: Test Pit 4 looking south



7.1.13 **Test Pit 4**

7.1.14 Test Pit 4 was located in the centre of an opening in the southern party wall of No 10 Dover Street. This test pit was only partially opened as the density of the concrete found here was too great to penetrate.

Phase 1

7.1.15 This phase was not represented in the test pit.

Phase 2

7.1.16 Approximately 0.55m of concrete was penetrated at this location before attempts at excavation ceased. This concrete was formed of the basement slab and probably underpinning works associated with the construction of access between No 10 Dover Street and No 9 Dover Street.

Plate 5: Test Pit 4 looking east



Test Pit 5

- 7.1.17 This test pit was in the middle of the northern party wall of the basement of No. 10 Dover Street. It revealed an isolated natural alluvial clay deposit overlying river terrace deposits.

Phase 1

- 7.1.18 The earliest natural deposit was encountered at a depth of 0.9m below the basement floor and is of unknown thickness. It consisted of a coarse ballast type material, consisting of yellow sandy gravel, context [1]. The gravels were made up of sub angular to sub –rounded flints of around 25 – 45mm in diameter. This deposit is interpreted as being representative of the river terrace gravel deposit found in this location and is the same as found in the other test pits.
- 7.1.19 The natural gravel deposit was overlain by a thin layer of what appeared to be an isolated deposit of alluvial brickearth-type. No artefacts or evidence of un-natural modification was observed in the deposit. The deposit extended across the length and width of the test pit and was 0.36m in thickness. It was encountered at a depth of 0.54m below basement floor level.

Phase 2

- 7.1.20 Overlying the natural deposits was a 0.2m thick concrete slab and 0.34m of modern made ground formed of silty sand rubble. A modern polystyrene cup was the only artefact recovered from this deposit.

8 CONCLUSIONS

- 8.1.1 The natural deposits found during the 10 Dover Street investigation comprised compact sandy gravel in four of the five test pits at depths that varied slightly across the site, largely due to the many modifications to the extant basement which appear to have occurred over time. The conclusion was that the variation in natural geology was the result of very late post-medieval and modern developments on the site.
- 8.1.2 The gravel deposits appeared to be formed of Devensian era river terrace deposits laid down during the last ice-age.
- 8.1.3 Sealing the river deposits in Test Pit 5 was a layer of alluvial brickearth-like deposit. This appeared to be natural in origin as it was very dense and showed no obvious signs of modification or re-deposition.
- 8.1.4 No deposits or features relating to any period pre-dating the late post-medieval period were encountered within any of the test pits.
- 8.1.5 What was probably the original brick footings for No. 10 Dover Street's basement party walls was observed in the NE corner of the site, although it is possible that even this may be of 19th century origin as the ground floor of the building is of a later date than the upper stories.
- 8.1.6 Elsewhere, brick wall foundations had all undergone modification during the 20th century. This included the insertion of concrete under pins and the removal of large sections, amounting to practically all, of the buildings party walls with No 9 Dover Street. The concrete basement floor appeared to be a late 20th century modification.
- 8.1.7 The basement structures, exposed during the stripping of the interior decorations and fittings, show extensive signs of what appeared to be several phases of modification during the 20th century, to the point where little of historic interest can be observed with in this level of the building.
- 8.1.8 The absence of any archaeological finds, features or deposits that pre-date the late post-medieval period is likely to have been a result of truncation and removal by repeated modern re-developments of building foundations.
- 8.1.9 Once the project is deemed complete, the completed archive comprising all site records from the fieldwork will eventually be deposited with LAARC under site code DOZ15.

9 ACKNOWLEDGMENTS

Pre-Construct Archaeology Ltd would like to thank CgMs Consulting for commissioning the work, and Gillian King of Historic England for monitoring the project. We would also like to thank the assistance of staff on site including Jack Mulligan. The author would like to thank Tim Bradley for managing the project on PCA's behalf.

10 BIBLIOGRAPHY

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Historic England / Greater London Archaeological Advisory Service 2015, *Guidelines for Archaeological Projects in Greater London*

The British Geological Survey Sheet 256 (North London, 1994)



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17/07/15 JS

Figure 1
 Site Location
 1:20,000 at A4

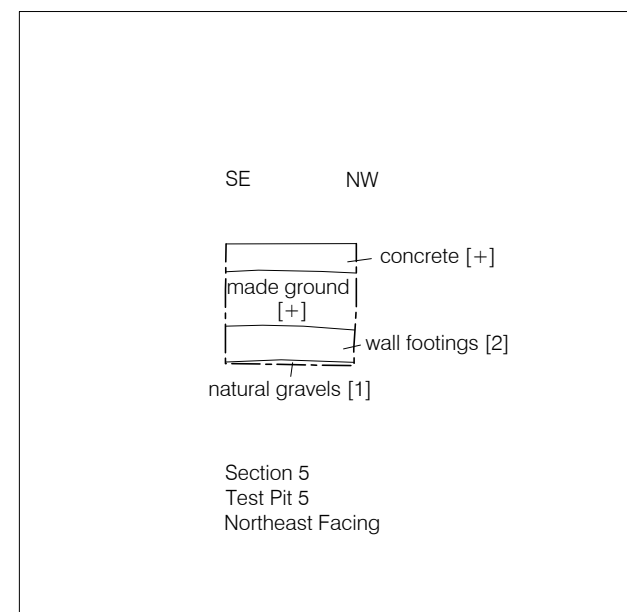
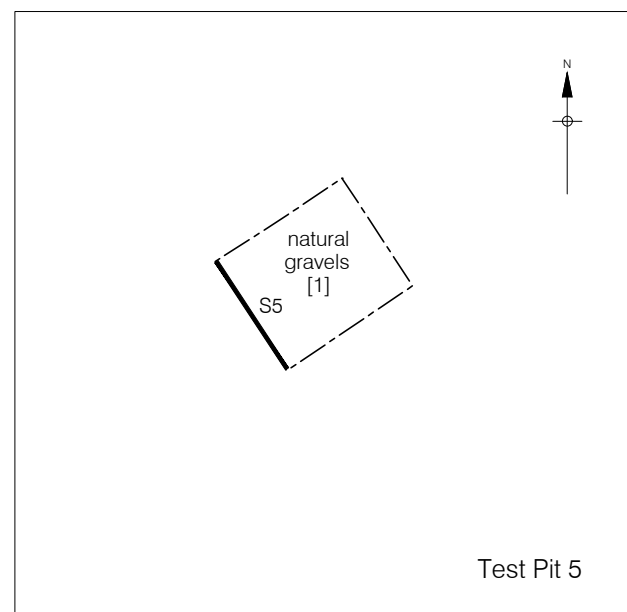
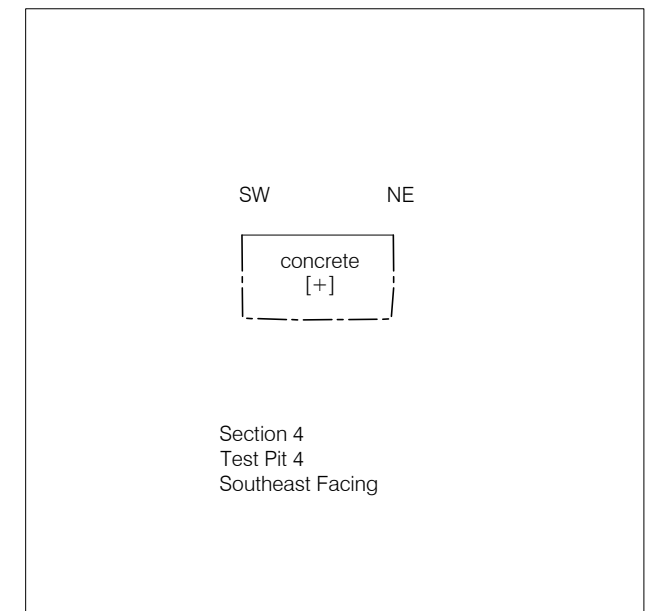
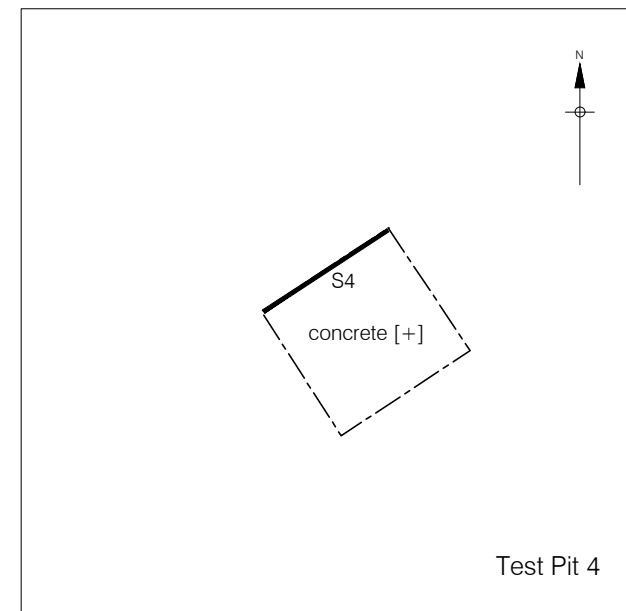
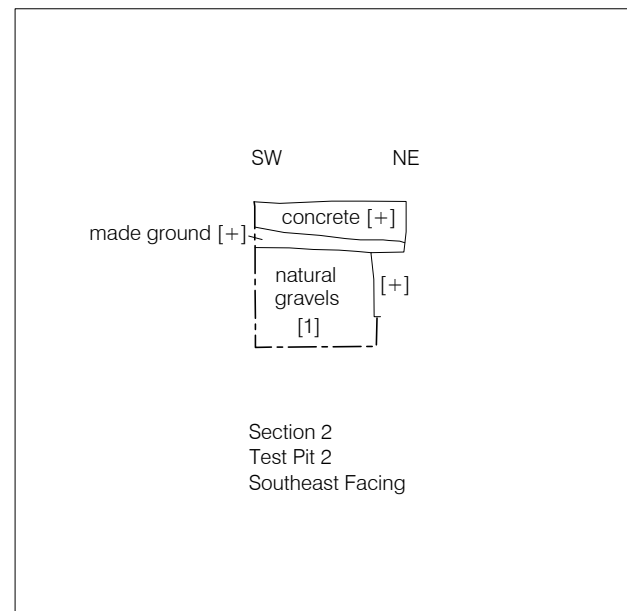
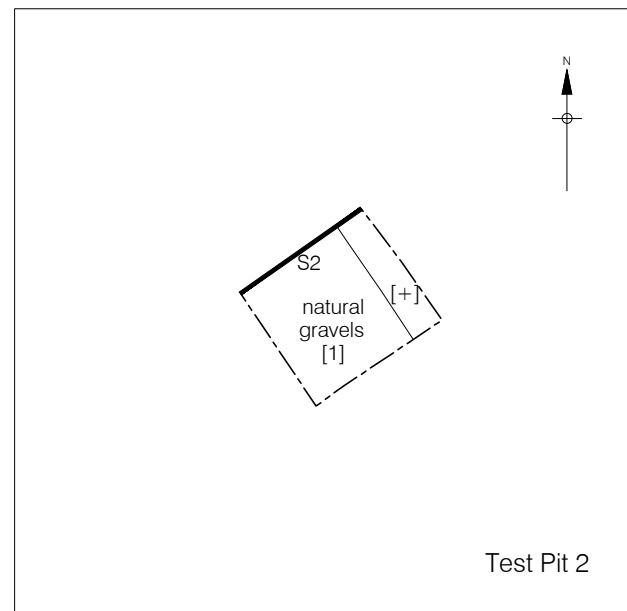
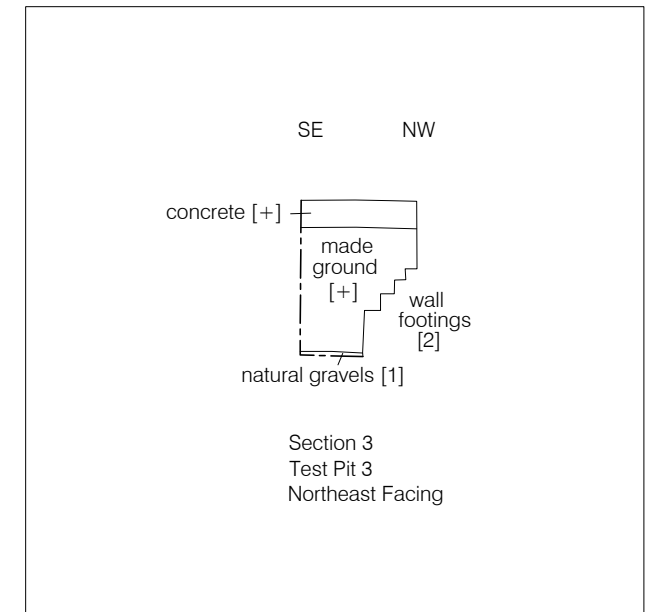
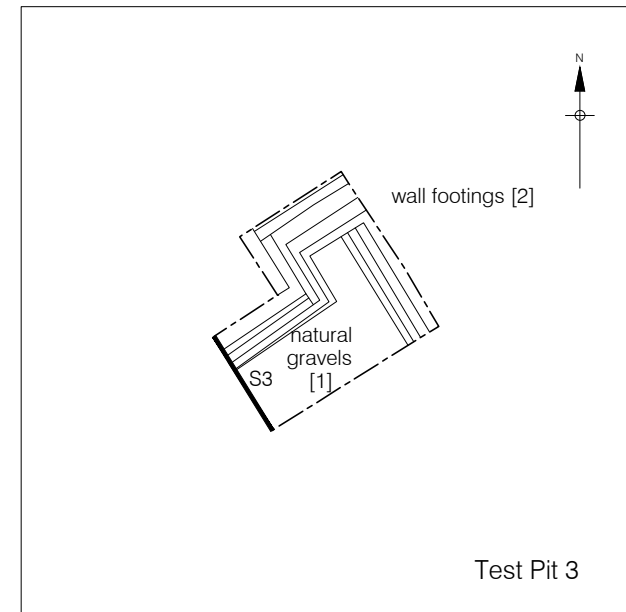
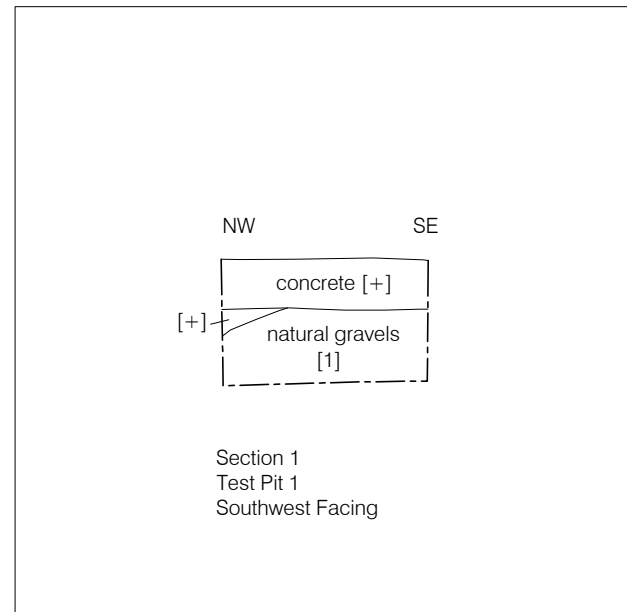
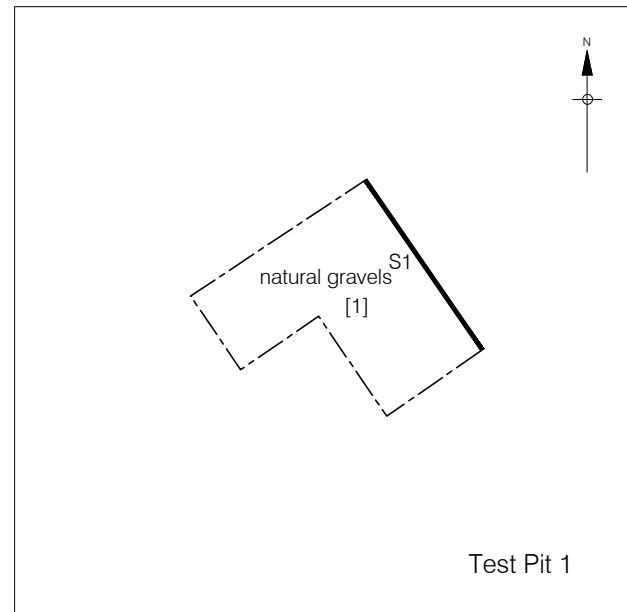


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17/07/15 JS & JB

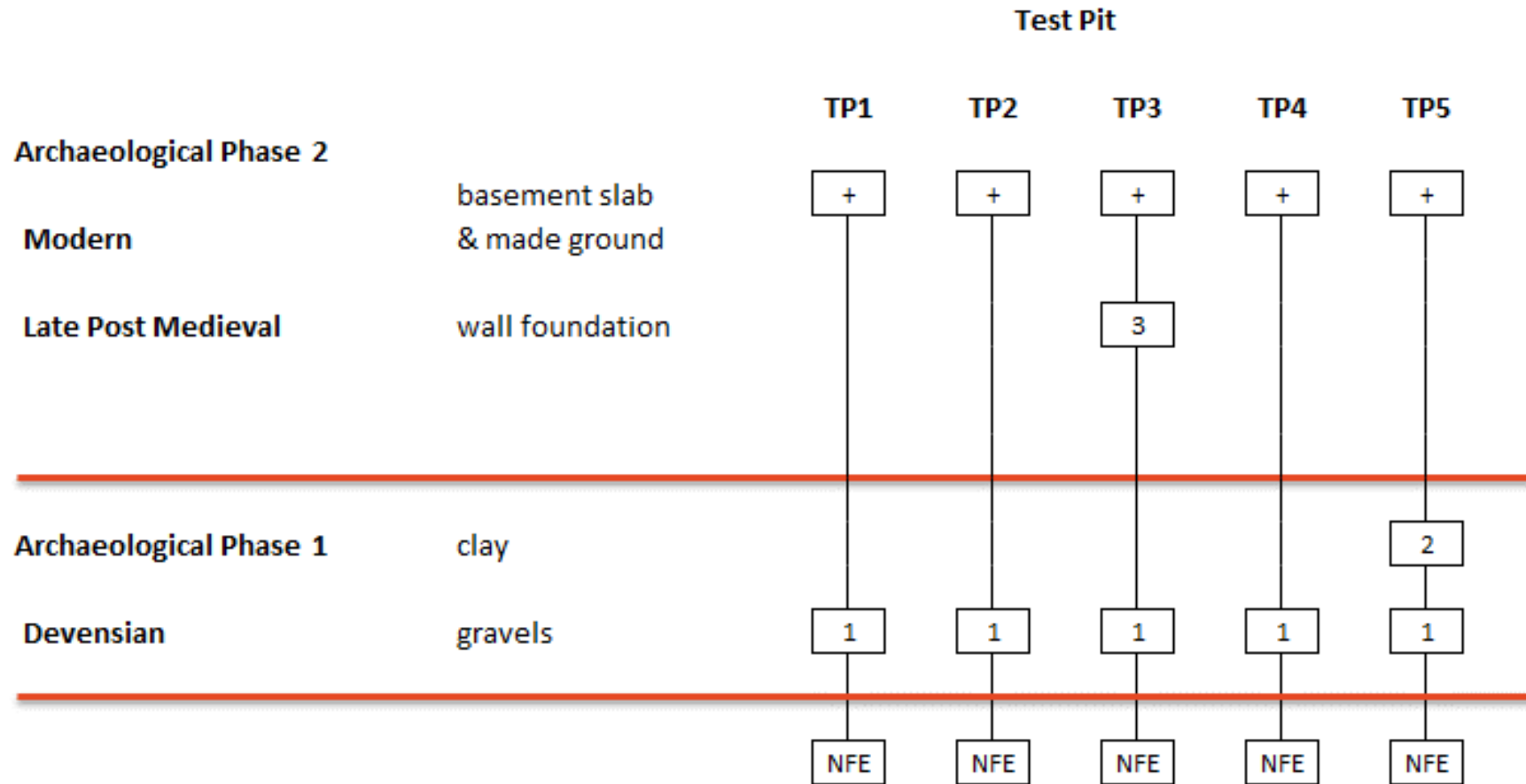
Figure 2
Test Pit Locations
1:250 at A4



APPENDIX 1: CONTEXT INDEX

Context No.	Type	Description	Trench No.	Plan No.	Section / Elevation	Dimensions N-S (m)	Dimensions E-W (m)	Height / Thickness (m)	Highest Level (bgl/bfl)	Lowest Level (bgl/bfl)	Phase	Period
1	Layer	Natural sandy gravels, sub-ang. - well rounded flints, river terrace dep; Kempton Pk. Gr. Mem; Devensian	TP1 - 5 inc.	TP1 - 5 inc.	Sec. 1 -5 inc.	n/a	n/a	>>1.00m	0.18m bfl	1.00m bfl	1	Devensian
2	Masonry	Stepped wall foundations, yellow brick, 220x100x65 mm, hard white lime mortar.	TP3	n/a	Sec. 3	>1.20m	>1.30m	0.22m	0.44m bfl	1.00m bfl	1	Late Post Medieval
3	Layer	Stiff clay, light yellowish brown, light blue grey streaks, homogeous deposit	TP5	TP5	Sec. 5	>0.85m	>1.00m	0.36m	0.56m bfl	0.54m bfl	2	Devensian

APPENDIX 2: STRATIGRAPHIC MATRIX



APPENDIX 3: OASIS ARCHAEOLOGICAL REPORT FORM

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: preconst1-216735

Project details

Project name 10 Dover Street

Short description of the project An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd within the basement of 10 Dover Street, City of Westminster, W1S 4LQ in advance of redevelopment. The investigation took place between 1st and 2nd of June 2015. Five engineering test pits were excavated in the basement of 10 Dover Street, to examine the foundations of the current building. The results of the archaeological watching brief indicated that the natural topography of the site, as represented by the naturally deposited river terrace gravels, had been significantly impacted by late post-medieval and modern activity.

Project dates Start: 01-07-2015 End: 02-07-2015

Previous/future work No / Not known

Any associated DOZ 15 - Sitecode
project reference
codes

Type of project Recording project

Site status Listed Building

Site status	Listed Building
Site status	Listed Building
Site status	Listed Building
Current Land use	Industry and Commerce 3 - Retailing
Current Land use	Industry and Commerce 3 - Retailing
Current Land use	Industry and Commerce 3 - Retailing
Current Land use	Industry and Commerce 3 - Retailing
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A None
Investigation type	"Watching Brief"

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST JOHNS WOOD AND MAYFAIR 10 Dover Street
Postcode	W1S 4LQ
Study area	85 Square metres
Site coordinates	TQ 29067 80444 51.5076702051 -0.140021182753 51 30 27 N 000 08 24 W

Point

Project creators

Name of Pre-Construct Archaeology Ltd.
Organisation

Project brief Richard Meager
originator

Project design Richard Meager
originator

Project Tim Bradley
director/manager

Project supervisor Aidan Turner

Type of Developer
sponsor/funding
body

Name of private client
sponsor/funding
body

Entered by archive (archive@pre-construct.com)

Entered on 3 July 2015

APPENDIX 4: LISTED BUILDING DESCRIPTION

10 Dover Street

INTRODUCTION

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1210726

Location

10, DOVER STREET W1

The building may lie within the boundary of more than one authority.

County: Greater London Authority
District: City of Westminster
District **Type:** London Borough
Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26-Jul-1979

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 209508

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 2980 SW

CITY OF WESTMINSTER DOVER STREET

W1	81/27	26-7-79	No	10
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II

Terrace house. Early C18, refaced in brick early C19 and with a mid C20 ground floor. Brick, roof covering not visible. 4 storeys. 3 windows wide. Entrance in mid C20 ground floor. 1st and 2nd floors have revealed glazing bar sash windows, top floor has casements, under flat gauged arches. Moulded cornice over 2nd floor. Interior features include an early C18 closed string staircase with turned balusters and panelled dado; first floor front room is panelled with box cornice.

Listing NGR: TQ2906780444

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 29067 80444

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1210726.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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