

**2 CARLTON HOUSE
TERRACE, CITY OF
WESTMINSTER, SW1Y 5AH**

ARCHAEOLOGICAL

MONITORING OF

GEOTECHNICAL TEST PITS

SITE CODE: CAH15

REPORT NO: R12182



**PRE-CONSTRUCT
ARCHAEOLOGY**

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2 CARLTON HOUSE TERRACE, CITY OF WESTMINSTER, SW1Y 5AH

ARCHAEOLOGICAL MONITORING OF GEOTECHNICAL TEST PITS

Local Authority: City of Westminster
Central National Grid Reference: TQ 2980 8028
Site Code: CAH 15
Written by: Gemma Stevenson & Peter Boyer
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Pre-Construct Archaeology Limited, August 2015

Commissioning Client: MILLS WHIPP PROJECTS

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Mills Whipp Projects to undertake archaeological monitoring of geotechnical test pits at 2 Carlton House Terrace, City of Westminster, SW1Y 5AH (Figure 1). The site is centred at NGR TQ 2980 8028.
- 1.2 The site is in an Archaeological Priority Area as defined in the City of Westminster's Local Plan and has an archaeological planning condition.
- 1.3 Seven geotechnical test pits were located across the current site basement (Figure 2). It was anticipated that the test pits would provide information about the below ground situation and potential for archaeology on the site and as such it was proposed to monitor them archaeologically during excavation and therefore inform the archaeological strategy required for the site.
- 1.4 This report details the stratigraphic sequences encountered during the course of the works.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd was commissioned by Mills Whipp Projects to undertake an archaeological evaluation at 2 Carlton House Terrace, City of Westminster, SW1Y 5AH (Figure 1). The site was centred at NGR TQ 2980 8028.
- 2.2 The site is in an Archaeological Priority Area as defined in the City of Westminster's Local Plan and has attracted an archaeological planning condition for the redevelopment:
- 12A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the city council in writing and a report on that evaluation has been submitted to the City Council
- If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than to ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted to and approved by the City Council in writing.
- C) No development or demolition shall take place other than that in accordance with the Written Scheme of Investigation approved under Part B.
- D) The development shall not be occupied until the site investigation and post excavation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part B, and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.
- Reason:
- Heritage assets of archaeological interest may survive on the site. The City Council wishes to secure the provision of appropriate archaeological investigation, including the publication of the results, in accordance with Section 12 of the NPPF.
- 2.3 A Written Scheme of Investigation for the site (Mills Whipp 2015) suggested that the northern fifth of the site had the potential for settlement remains spanning the late medieval to early modern periods. The southern four fifths of the site was likely to have undergone brickearth extraction in the late seventeenth century. The whole site had undergone several phases of development and redevelopment since the late seventeenth century.
- 2.4 Between 23rd July and 25th July 2015 Pre-Construct Archaeology Ltd. (PCA) carried out an archaeological monitoring during geotechnical investigations at 2 Carlton House Terrace, City of Westminster, SW1Y 5AH (Figure 1). The monitoring was intended to inform the need for archaeological evaluation of the site in accordance with the planning condition.
- 2.5 The site is located at central National Grid Reference (NGR) TQ 2980 8028.
- 2.6 In total the excavation of seven pits was monitored (Figures 2 & 3).all of the test pits were excavated in the current basement of the building.

3 THE SEQUENCE OF DEPOSITS

- 3.1 This summary report details the results of an archaeological monitoring exercise carried by Pre-Construct Archaeology Limited during the excavation of geotechnical test pits at 2 Carlton House Terrace. The work was carried out between 23/7/2015 and 25/7/2015. In total the excavation of seven pits was monitored (Figures 2 & 3). The test pits were broken out using a hand held breaker and then excavated using 'spoons'.
- 3.2 TP1 was located at the eastern edge of the building but was excavated prior to 23rd July 2015, before an archaeologist was present and was not seen prior to backfilling.
- 3.3 TP2 was located at the east of the current building and south of TP1 and measured 0.8m east-west x 0.6m north-south. The following sequence was observed:
- 0.30m thick concrete slab overlying 2.35m of made ground formed of loose, mid brownish grey silty sand rubble.
 - Below this was 0.15m of friable, mid brown, fine sandy silty clay (brickearth). Towards the top of this deposit there were also concrete flecks but this may represent the interface with the made ground above.
 - The above deposit overlay a compact mid yellowish brown gravel seen at 2.80m bgl which was not excavated.



Plate 1: TP 2

- 3.4 TP3 was located to the south of TP2 and towards the south-east corner of the building and measured 0.6m east-west x 0.8m north-south. The following sequence was observed:

- 0.30m thick concrete slab overlying 1.80m of made ground formed of loose, mid brownish grey, silty sand rubble. Inclusions of 'marble effect' painted wall plaster coving were recorded in this deposit.

3.5 TP4 was located to the south-west of TP3 in the western half of the current building and it measured 0.6m east-west, 0.7m north-south. The following sequence was observed (Figure 4):

- 0.30m thick concrete slab overlying 1.80m of made ground formed of loose, mid brownish grey, silty sand rubble.



Plate 2: TP4

3.6 TP5a was located to the south-west of TP4 at the south-west corner of the building and measured 0.8m east-west x 0.6m north-south. The following sequence was observed:

- 0.30m thick concrete slab overlying 2.35m of made ground formed of loose, mid brownish grey silty sand rubble.
- Below this was 0.15m of brickearth and friable, mid brown fine sandy silty clay. Towards the top of this deposit there were also concrete flecks but this may represent the interface with the made ground above.

- The above deposit overlay a compact mid yellowish brown gravel seen at 2.80m bgl which was not excavated.



Plate 3: TP 5a

3.7 ATP2 was located on the east side of the current building and to the north-west of TP1. This was supposed to have been an archaeological evaluation trench, however, the concrete proved to be so difficult to remove that in the end only a small pit c. 0.40m square was opened. The following sequence was observed (Figure 5):

- 0.20m of concrete slab overlying 1.10m of made ground formed of loose, mid brownish grey silty clay sand.
- Loose, mid brownish grey, silty clay sand with occasional flint gravel and occasional red brick inclusions from 1.30m bgl to the base at 2.10m bgl.

3.8 TP 6A was not excavated due to thick reinforcements in the concrete slab in this location.

- 3.9 There were no deposits of archaeological significance observed in any of the test pits. It appears that the site was built up prior to construction, rather than cut into the *in situ* gravels.

4 IMPACT ASSESSMENT

- 4.1 The archaeological monitoring of geotechnical test pits in the southern half of the building has shown that there are extensive deposits of made ground below basement level across much of the area. In most of the sequences the made ground extended to between 2.10m bgl and 2.65m bgl and where fully penetrated, overlay natural brickearth (Figure 3).
- 4.2 The proposed extension to the basement is only expected to extend a further 1.70m below the current basement floor level and therefore will not extend beneath the current level of made ground deposits (Figures 4 & 5).
- 4.3 It is possible that archaeological features are cut into the natural brickearth but as the basement will not extend to the depth of the natural material, there is unlikely to be any impact of the proposed development on surviving archaeological deposits.

5 SUMMARY AND CONCLUSIONS

- 5.1 Land at 2 Carlton House Terrace, City of Westminster SW1 is proposed for redevelopment; part of the proposal being for the downward extension of a southern basement area.
- 5.2 Archaeological monitoring of the excavation of geotechnical pits across the area of proposed basement extension indicated that between 2.10m and 2.65m of made ground lay below the basement slab, with natural brickearth below this.
- 5.3 It is proposed that the basement extension will only extend a further 1.70m below the current floor level and therefore this aspect of the proposed development will have no impact on any surviving archaeological remains.



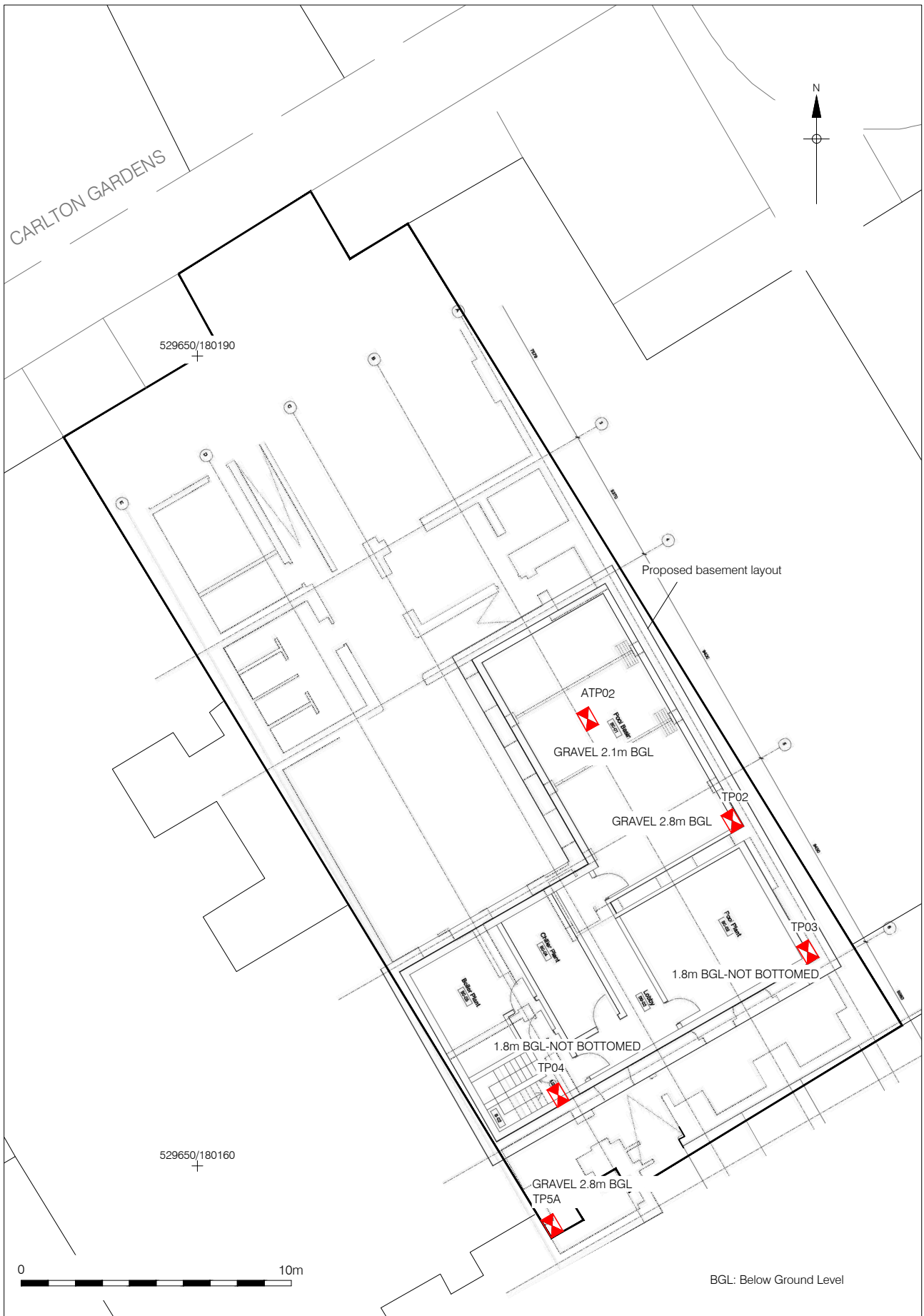
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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
 Test Pit Locations
 1:400 at A4



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Figure 3
 Proposed basement showing BGL depths of gravel and fills from Test Pits
 1:200 at A4

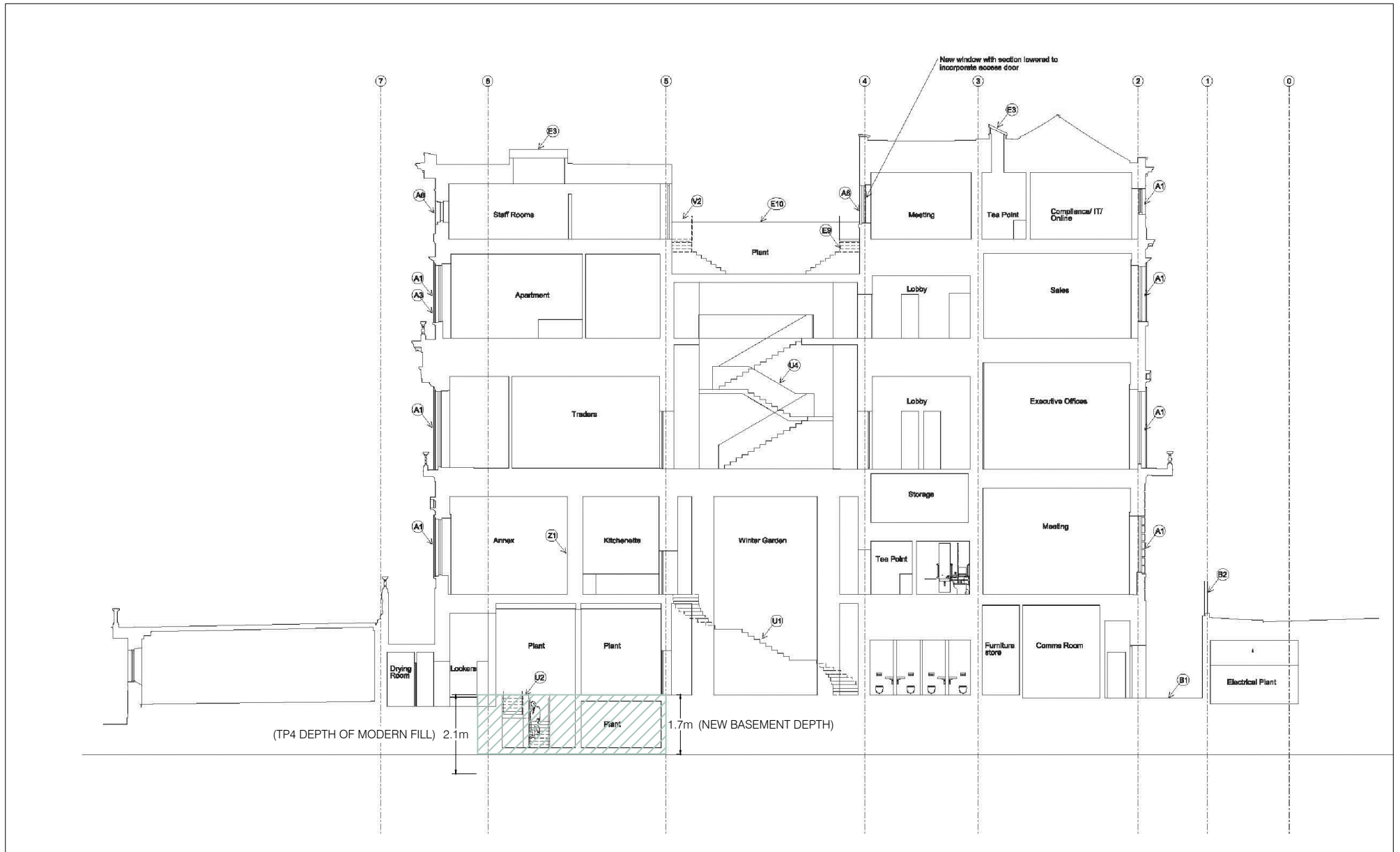


Figure 4
Section showing new stairs/store with depth of fill from TP 4
Not to scale

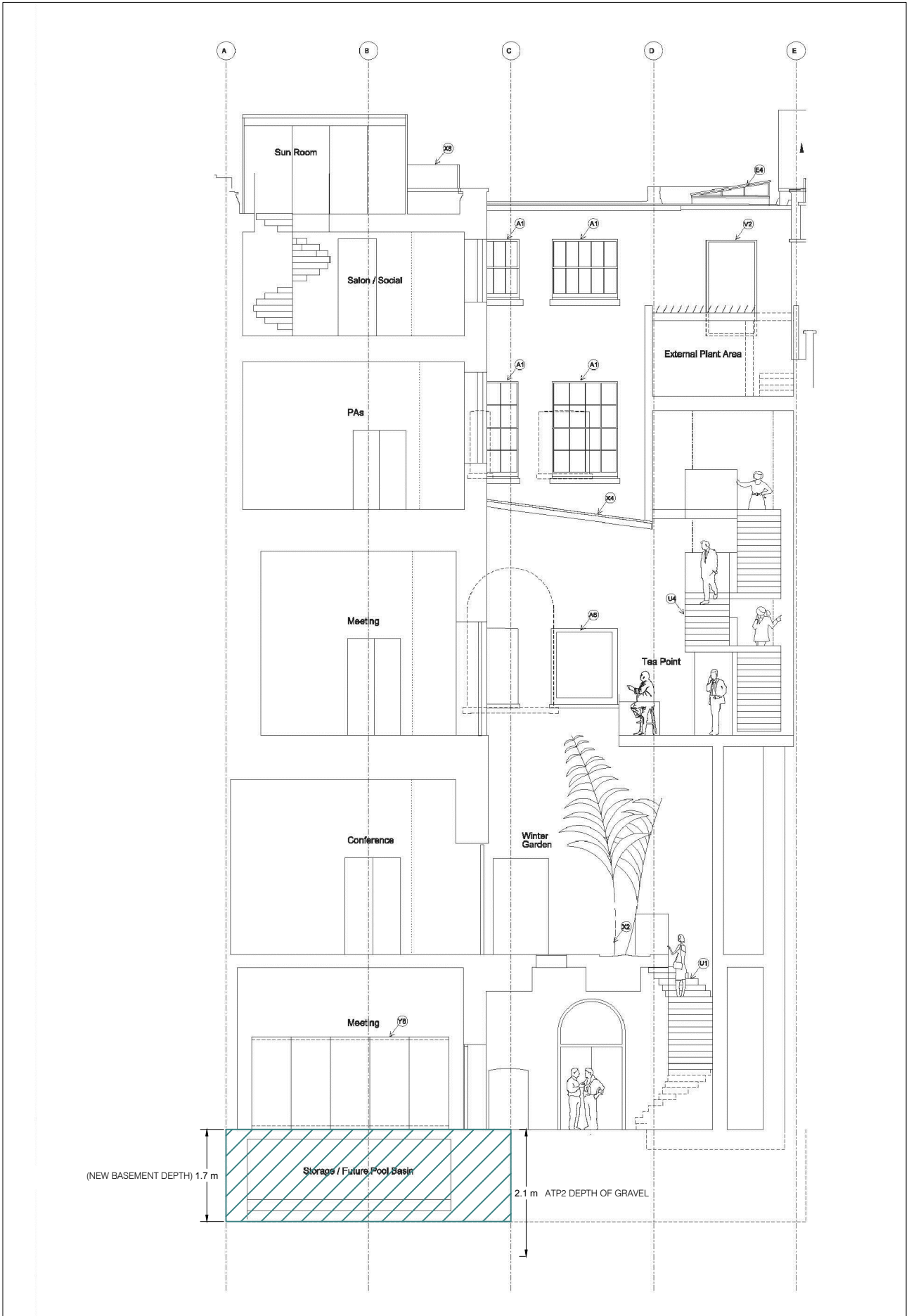


Figure 5
 Section showing pool and gravel depth
 Not to scale

APPENDIX 1: OASIS REPORT

OASIS ID: preconst1-220342

Project details

Project name 2 Carlton House Terrace, Westminster

Short description of the project An archaeological watching brief was carried out during the excavation of seven geotechnical test pits in the basement of 2 Carlton House Terrace in order to inform on the below ground deposit sequence. A sequence of gravel overlaid by brickearth was sealed by between 2.3 and 2.75m of made ground of modern date. The results showed that the proposed development would not impact on the undisturbed brickearth layer.

Project dates Start: 23-07-2015 End: 25-07-2015

Previous/future work No / Not known

Any associated project reference codes CAH15 - Sitecode

Type of project Recording project

Site status Local Authority Designated Archaeological Area

Current Land use Residential 1 - General Residential

Monument type NONE None

Significant Finds NONE None

Investigation type "Test-Pit Survey"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER 2
Carlton House Terrace

Postcode SW1Y 5AH

Study area 100.00 Square metres

Site coordinates TQ 298000 802800 51.5060279732 -0.129524359259 51 30 21 N 000 07 46

W Point

Height OD / Depth Min: 0m Max: 0m

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Mills Whipp Projects
originator

Project design Mills Whipp Projects
originator

Project director/manager Helen Hawkins

Project supervisor Aidan Turner

Type of Commercial Developer
sponsor/funding
body

Name of n/a
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive LAARC
recipient

Digital Archive ID CAH15

Digital Contents "none"

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

Paper Archive LAARC
recipient

Paper Archive ID CAH15

Paper Contents "none"

Paper available Media "Context sheet","Matrices","Photograph","Report","Section","Unpublished Text"

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