

35 MARYLEBONE HIGH STREET, WESTMINSTER, LONDON, W1

AN ARCHAEOLOGICAL WATCHING BRIEF

Site Code: MAH 15

Central NGR: TQ 2834 8184

Local Planning Authority: City of Westminster

Commissioning Client: Walter Lilly

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CONTENTS

1	ABSTRACT	3
2	INTRODUCTION.....	4
3	PLANNING BACKGROUND	5
4	GEOLOGICAL, HISTORICAL AND ARCHAEOLOGICAL BACKGROUND.....	15
5	AIMS AND OBJECTIVES	16
6	METHODOLOGY	16
7	PUBLIC ENGAGEMENT.....	19
8	ARCHAEOLOGICAL DISCUSSION BY PHASE	19
9	CONCLUSIONS	21
10	ACKNOWLEDGEMENTS	22
11	BIBLIOGRAPHY	23
12	Appendix 1: Context Index	24
13	Appendix 2: Matrix	24
14	Appendix 3: Oasis Form.....	25

FIGURES

Figure 1: Site Location	28
Figure 2: Area Monitored	29
Figure 3: Section	30

PLATES

Plate 1: View South West Showing Made Ground Over Natural	20
Plate 2: View North West Showing Made Ground over Natural	21

1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Walter Lilly to carry out an archaeological watching brief on land at 35 Marylebone High Street, City of Westminster, London, W1.
- 1.2 The archaeological watching brief was necessary in order to comply with a condition attached to the planning consent granted in advance of the redevelopment of the site into mixed commercial and residential use.
- 1.3 The watching brief comprised the monitoring of the breaking out and removal of the existing concrete basement slab and the subsequent below slab excavation and grubbing out of existing concrete beams and pads.
- 1.4 A primary objective of the archaeological watching brief was to determine the impact the existing basement had on any archaeological and historical remains.
- 1.5 The archaeological watching brief revealed a sequence of naturally deposited sands and gravels overlain by a layer of made ground/hardcore deposited as a base for the existing concrete slab.
- 1.6 It can be concluded that the construction of the existing basement floor slab would have removed any historical deposits in their entirety.
- 1.7 No archaeological features or deposits pre-dating the existing buildings were observed during the watching brief.
- 1.8 Upon completion of the project the completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) using the unique site code MAH 15.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd was commissioned by Walter Lilly to carry out an archaeological watching brief on land at 35 Marylebone High Street, City of Westminster, London, W1 (Figure 1).
- 2.2 The study site is a broadly rectangular shaped plot of land, covering approximately 1300 m². The site is bordered to the north and east by Beaumont Mews, to the west by Marylebone High Street and to the south by various buildings fronting Weymouth Street. The site is located at central National Grid Reference TQ 2834 8184, and is situated within the City of Westminster.
- 2.3 The watching brief was carried out in response to a Planning Consent Condition prepared by Westminster Borough Council in advance to the redevelopment of the site into a mix of commercial and residential properties.
- 2.4 Until recently, the site was in use as BBC offices, including the former studios of BBC Radio London. It was a six-story building, including basements, with a total floor area of approximately 4,000m². The ground floor fronted onto Marylebone High Street, which encompassed the main entrance to the building along with various retail units. The rear of the building fronted onto Beaumont Mews, a small cul-de-sac leading off Weymouth Street. The building differs in style from the adjacent late 19th century architecture and appears to be a 1930s facade; the rear appears to date to the 1960s.
- 2.5 The existing buildings on the site all have basement levels, as will the proposed new development though the basement level will be deeper, approximately 19.00m OD, creating a lower ground floor and basement to accommodate the multi-storey car park and other facilities. The proposed construction methodology will comprise deep piling into the underlying geology to support the multi-level basement and up to six storeys above.
- 2.6 The watching brief was carried out between 14th and 17th September, 28th September and 2nd October and 6th October and 8th October 2015.
- 2.7 The watching brief was supervised by the author and project managed by Gemma Stevenson, both of Pre-Construct Archaeology Ltd. Gillian King, The Historic England Greater London Archaeological Advisor to The City of Westminster monitored the works on behalf of the Council.
- 2.8 Upon completion of the project the completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) using the unique site code MAH 15.

3 PLANNING BACKGROUND

- 3.1 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.

- 3.2 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.

- 3.3 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.

- 3.4 The local planning authority responsible for the study site is the City of Westminster whose Westminster City Plan: Strategic Policies, adopted in November 2013 outlines planning policies for the city including those relating to the historic environment:

POLICY S25 HERITAGE

Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

Reasoned Justification

The intrinsic value of Westminster's high quality and significant historic environment is one of its greatest assets. To compete effectively with other major, world-class cities the built environment must be respected and refurbished sensitively as appropriate. Any change should not detract from the existing qualities of the environment, which makes the city such an attractive and valued location for residents, businesses and visitors.

Detailed policies for each type of heritage asset will be set out in the City Management Plan. Area-based characteristics and detailed measures required to protect and enhance heritage assets have been set out in Conservation Area Audit Supplementary Planning Documents and the Westminster World Heritage Site Management Plan.

- 3.5 More detailed references to the historic environment are included in policies of the Unitary Development Plan (UDP), which were saved in January 2010 and still form part of current planning guidance:

POLICY DES 9: CONSERVATION AREAS

Aim

10.108 To preserve or enhance the character or appearance of conservation areas and their settings.

POLICY DES 9: CONSERVATION AREAS

(A) Applications for outline planning permission in conservation areas

In the case of outline planning applications within designated conservation areas it may be necessary to require additional details to be produced in order that the physical impact of the proposed development may be fully assessed.

(B) Planning applications involving demolition in conservation areas

1) Buildings identified as of local architectural, historical or topographical interest in adopted conservation area audits will enjoy a general presumption against demolition

2) Development proposals within conservation areas, involving the demolition of unlisted buildings, may be permitted

a) If the building makes either a negative or insignificant contribution to the character or appearance of the area, and/or

b) If the design quality of the proposed development is considered to result in an enhancement of the conservation area's overall character or appearance, having regard to issues of economic viability, including the viability of retaining and repairing the existing building

3) In any such case, there should also be firm and appropriately detailed proposals for the future viable redevelopment of the application site that have been approved and their implementation assured by planning condition or agreement.

(C) Planning application for alteration or extension of unlisted buildings

Planning permission will be granted for proposals which

1) Serve to reinstate missing traditional features, such as doors, windows, shopfronts, front porches and other decorative features

2) Use traditional and, where appropriate, reclaimed or recycled building materials

3) Use prevalent facing, roofing and paving materials, having regard to the content of relevant conservation area audits or other adopted supplementary guidance

4) In locally appropriate situations, use modern or other atypical facing materials or detailing or innovative forms of building design and construction

(D) Conservation area audits

The existence, character and contribution to the local scene of buildings or features of architectural, historical or topographical interest, recognised as such in supplementary planning guidance, such as conservation area audits, will be of relevance to the application of policies DES 4 to DES 7, and DES 10.

(E) Changes of use within conservation areas

Permission will only be granted for development, involving a material change of use, which would serve either to preserve or enhance the character and appearance of the conservation area, bearing in mind the detailed viability of the development.

(F) Setting of conservation areas

Development will not be permitted which, although not wholly or partly located within a designated conservation area, might nevertheless have a visibly adverse effect upon the area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area.

- (G) Restrictions on permitted development in conservation areas
- 1) In order to give additional protection to the character and appearance of conservation areas, directions may be made under article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Types of generally permitted development to which such directions may apply will include:
- a) painting, cladding or rendering of building facades
 - b) insertion or replacement of doors and windows
 - c) removal or replacement of boundary walls and fences
 - d) alteration of roof profiles and replacement of roofing materials.
- 2) Such added powers of planning control may be applied to designated conservation areas the subject of adopted conservation area audits or to buildings or groups of buildings therein identified as being of architectural, historical or topographical interest.
- 3) The existence of such directions will be taken into account in the authorisation of development that may itself be made subject to the removal of permitted development rights, in appropriate individual cases.

Policy application

- 10.109 The successful integration of new developments, alterations or extensions depends on detailing as well as scale and massing. Therefore, applications for outline permission for development will not be considered. Applicants will be required to provide sufficient information about proposed development to enable its effect on the character and appearance of the conservation area to be properly assessed.
- 10.110 In all cases the City Council will expect applications to provide sufficient information about the proposed development and its immediate setting to enable the effect of the proposal on the character and appearance of the conservation area to be properly and fully assessed. The City Council will consult local amenity societies and, when appropriate, national amenity societies, English Heritage and the Commission for Architecture and the Built Environment when major development is proposed in conservation areas.
- 10.111 Many buildings, both listed and unlisted, contribute to the character or appearance of conservation areas. There are others, which make little or no contribution and which could be replaced with suitable new developments. The City Council will encourage the redevelopment of unattractive buildings that have a negative effect upon the character and appearance, and setting, of conservation areas. All proposals for new developments will be considered in the light of their effect on the character and appearance or setting of the conservation area. High quality modern architecture will be acceptable in conservation areas provided that it can be demonstrated that it is sensitively designed in response to its conservation area context and will preserve or enhance the character and appearance of the conservation area.

- 10.112 In assessing proposals for the demolition of a building which makes a positive contribution to the character and appearance of a conservation area (as identified in conservation area audits), the City Council will apply the tests set out in PPG 15: Planning and the Historic Environment, paragraphs 3.15 to 3.19. Where a conservation area audit has yet to be published, the City Council will assess the merits of an existing building and its contribution to the conservation area with respect to the advice set out in guidance produced by the Government and English Heritage. In particular the City Council will assess the economic viability of retaining and refurbishing the existing building, and the relative contribution of the existing building and the anticipated contribution of proposed building to the character and appearance of the conservation area. In making this assessment the contribution of the existing and proposed uses to the character or appearance of the conservation area will be considered.
- 10.113 In some cases complete demolition behind the facade may be acceptable, but it may be necessary to maintain the scale of the original rooms on the main floors of the principal facades in order to preserve the appearance and integrity of the building, particularly at night. The Council will also require applicants to demonstrate that the stability and architectural integrity of those parts of the building to be retained are adequately safeguarded both during the course of reconstruction work and afterwards. For this reason, the City Council considers that most traditional cellular buildings of the eighteenth and nineteenth centuries, originally built for domestic purposes, are unsuitable for major structural change or partial demolition. Commercial buildings with basic purpose-built framed structures, dating from the late nineteenth century onwards, are more adaptable in this respect.
- 10.114 When conservation area consent is granted for demolition it will normally be concurrent with planning permission for new development. Appropriate conditions will be attached to the conservation area consent so that demolition cannot proceed without development proceeding immediately afterwards, as part of a continuous process. This is to prevent vacant sites being created, which would adversely affect the character and appearance of conservation areas. Furthermore, the City Council may add conditions on a consent for demolition and redevelopment requiring the salvage and reuse of materials from the building to be demolished.
- 10.115 Alterations and extensions to buildings in conservation areas should preserve or enhance the character or appearance of the area. Views from surrounding buildings and other non-street-level views may be important.
- 10.116 Shopfronts make an important contribution to the character and appearance of many conservation areas. The installation of new shopfronts may provide opportunities to enhance conservation areas and the City Council will expect new shopfronts to make a significant, positive contribution to the conservation area.
- 10.117 In almost all circumstances, the removal of original shopfronts will not be acceptable. The City Council may seek to protect non-original shopfronts which make a significant contribution to the conservation area.

- 10.118 The replacement of traditional windows with non-traditional materials such as aluminium or uPVC, or with inappropriate designs, will not normally be acceptable. The inappropriate use of modern roofing or recladding materials may also adversely affect the character and appearance of the conservation area. In general, all alterations and extensions should be carried out in materials to match existing or in keeping with the character and appearance of the conservation area. In some exceptional circumstances, modern or atypical materials, detailing or innovative design may be acceptable. However, such departures from normal policy will need to be fully justified in terms of their impact on the conservation area.
- 10.119 In addition to visual quality, the uses that are associated with particular buildings and conservation areas are vitally important to the character of those areas. In some cases the uses are important contributory factors to an area's character; in other cases they actually create that character or have long historic or functional relationships. In Covent Garden, for example, the character, scale and diversity of both buildings and uses are important to its economic success and its attractiveness to residents and visitors.
- 10.120 In considering applications involving change of use the City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area.
- 10.121 The boundaries of some conservation areas may include areas of marginal architectural quality where new developments should be carefully controlled. Development outside but adjacent to conservation areas can have a significant impact on the setting of conservation areas. New development in such areas should take into account and respect the character and appearance of neighbouring conservation areas in order to safeguard their setting.
- 10.122 In line with its statutory duty, the City Council will from time to time, formulate and publish assessments and proposals for all fifty-four conservation areas in the City. Conservation area audits will be produced for each conservation area, giving a full and detailed assessment of the area's character and appearance. Appendix 10.3 gives details of the progress made in preparing these audits.
- 10.123 As work on the care and protection of conservation areas proceeds, it will be appropriate to initiate schemes for the improvement of parts of the areas. The enhancement of open spaces, and especially streets, by tree planting, schemes for painting facades, and other improvements, can all bring considerable benefit. Some of these schemes may be initiated by the City Council, as local planning and highway authority. Others may be at the instigation of local residents, owners or amenity societies.
- 10.124 The City Council may take other steps to secure the preservation and enhancement of its conservation areas. It may serve notices under s215 of the Town and Country Planning Act 1990 to require owners or occupiers to carry out works to repair buildings or improve neglected land which is adversely affecting amenity.
- 10.125 It may also issue Article 4 directions to remove permitted development rights from properties in areas threatened with insensitive alterations, which would normally be beyond the City Council's control. Appendix 10.2 provides a list of Article 4 directions in Westminster.
- 10.126 The City Council has published supplementary planning guidance with respect to its conservation area policies. This is set out in „Development and Demolition in Conservation Areas“ (1996). Many of the City Council's other supplementary planning guidance leaflets referred to in this chapter contain advice relevant to the design of new development in conservation areas.

Reasons

- 10.127 National policy on aesthetic control is set out in paragraphs 33 to 39 of PPS 1: Delivering Sustainable Development. It expects local planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 10.128 The City Council considers that areas of Westminster of significant townscape quality or with a distinctive character are worthy of preservation and enhancement. They are individually important and collectively contribute to the character of the City. Not only are conservation areas important locally, but there are a number which are also valued for their metropolitan and national significance. The Palace of Westminster, St. Margaret's and Westminster Abbey comprise one of twenty-six sites in the United Kingdom inscribed by the World Heritage Committee as a „world heritage site“. Other areas such as Whitehall, Trafalgar Square, the River Thames and the riverside area, the legal precinct around the Royal Courts of Justice, Westminster Abbey and Parliament Square are at the heart of London and their special character and importance will be preserved and enhanced for national as well as local reasons. Since the Civic Amenities Act 1967 first conferred powers requiring local authorities to designate conservation areas, many such areas of special architectural or historic interest and character have been designated in Westminster.

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

Aim

- 10.147 To identify archaeological remains of national and local importance, conserve them in their settings, and provide public access to them. Where new development is proposed on sites of archaeological potential, to ensure adequate archaeological impact assessment, followed by appropriate provision for preservation or investigation, recording, and publication.

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

(A) Scheduled Ancient Monuments

Permission for proposals affecting the following Scheduled Ancient Monuments, or their settings, will be granted providing that their archaeological value and interest is preserved:

- 1) the Chapter House and Pyx Chamber in the Cloisters, Westminster Abbey
- 2) the Jewel Tower.

(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

- 10.148 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.
- 10.149 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 Lilliestone 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.
- 10.150 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.
- 10.151 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

- 10.152 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.
- 10.153 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.
- 10.154 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.
- 10.155 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.

3.6 All works were undertaken in accordance with the following documents:

- The Written Scheme of Investigation (Stevenson, 2015)
- Standards for Archaeological Work (GLAAS, EH 2014)
- Institute for Archaeologists Codes, Standards and Guidelines Papers (CIfA, various dates)
- MoRPHE (Historic England, 2015).

4 GEOLOGICAL, HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

4.1 The geological, archaeological and historical background is contained within the archaeological desk based assessment (Watson & Hawkins 2013).

5 AIMS AND OBJECTIVES

5.1 The aims and objectives for the mitigation are as follows:

- The main aim of the watching brief is to preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.
- The watching brief will seek to establish the presence or absence of archaeological remains on the site and the extent of modern truncation.

6 METHODOLOGY

6.1 The following methodology was used on site: Watching Brief

6.2 The non-retained buildings will be demolished to lower ground floor level and the retained facades will be propped. The lower ground floor will be used as a piling mat and not broken out. The perimeter will then be piled before the lower ground floor is eventually removed. Once the concrete for the lower ground floor is broken out and removed, the archaeological watching brief will commence for the ground reduction process.

6.3 Observations and the nature of the material will be recorded on site. If archaeology is found within areas to be reduced then provision has been made by the client for additional archaeologists to attend to record and remove the archaeology as quickly as possible.

6.4 The proposed location of the crane base is given in Figure 2. Bulk ground reduction will be throughout the site. As the bulk ground reduction is programmed to be carried out to extensive depths, the below ground remains will be archaeologically monitored until clean natural deposits are exposed throughout. At this point, the archaeological watching brief will cease.

6.5 If archaeology is found PCA will record and excavate all linear and discrete features of significant archaeological interest (i.e. those features that need to be excavated to provide sufficient dating and stratigraphic information for the site to be understood) as the area is very small. All walls and surfaces will be planned and levelled to Ordnance Datum. Pro-forma recording forms based on a single-context recording system should be used throughout. The recording forms will be supplemented with section/plan drawings at scales of 1:10, 1:20, 1:50 and 1:100 as appropriate. Deposits, structures or features to be left in situ should be recorded as found. All excavated features/deposits should be referenced to the Ordnance Survey datum.

6.6 A photographic record of the investigations will be prepared. This will consist of high quality, colour digital photographs taken in jpeg and RAW formats by an appropriately

trained individual, illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include 'working shots' to illustrate more generally the nature of the archaeological operation mounted. The digital images will be preserved on a dedicated and backed up server. The RAW files will be converted to high quality tiff images for eventual preservation by the London Archaeological Archive and Research Centre (LAARC).

- 6.7 Ground reduction areas shall be recorded in writing and photographic form even where no archaeological deposits are identified.
- 6.8 Any human remains discovered shall be recorded. The Archaeological Contractor shall be responsible for ensuring that the correct procedures for removal, handling and care of human remains are followed. An appropriate Ministry of Justice licence for removal of burials will be obtained by Pre-Construct Archaeology Ltd prior to the removal of any human remains.
- 6.9 Report Preparation
- 6.10 If no archaeology is found then a watching brief report will be completed and submitted to the City of Westminster Archaeological Adviser for dissemination within four weeks of the completion of the final watching brief.
- 6.11 If archaeology is found then PCA will undertake an assessment report presenting the results of the project, including the location, extent and date of archaeological features investigated, together with drawings at an appropriate scale. This will require further funding from the client. The OASIS record should be completed at this time.
- 6.12 The watching brief assessment report shall include, as a minimum:

- a non-technical summary;
- a table of contents;
- an introduction including a list of all staff members involved in the project;
- summary geological, archaeological and historical background details for the site;
- a statement of the aims of the project;
- a statement of the methodology of the evaluation and an assessment of the same;
- a full description of the results of the evaluation;
- plans and sections at an appropriate scale cross-referenced with the written description;
- appropriate maps and photographs;
- a discussion of the location, extent, date, nature, condition, quality and significance of any archaeological deposits identified during the work;
- all finds and environmental specialist reports;
- a bibliography of sources consulted;
- an index to the project archive and statement on its location/proposed repository;
- the OASIS record.

6.13 Reports and Archive

6.14 The integrity of the site archive will be maintained. The records will be available for public consultation. Appropriate guidance set out in the Museum and Galleries Commission's 'Standards in the Museum Care of Archaeological Collections' (1992) and 'Towards an Accessible Archaeological Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland Scotland and Wales' (SMA 1995). For deposition with the Museum of London the Guidelines for the Preparation of Archaeological Archives will be followed. Pre-Construct Archaeology shall retain all materials pertaining to the archive until it is archived with LAARC.

6.15 The client has been asked to agree to donate the project archive to LAARC.

6.16 Minimum requirements for public dissemination are for OASIS report forms to be submitted to the GLHER and the provision of a short paragraph summary of the results for publication in the "London Archaeologist: Excavation Round-Up". On this project this minimum requirement will be achieved by appending the OASIS form to the watching brief report. The site will be reported to the London Archaeologist as part of Pre-Construct Archaeology Limited's annual excavation round-up submission. Such publications will meet the minimum requirements set out in MoRPHE 2006.

6.17 United Kingdom Institute for Conservation guidelines for the preparation of archives for long term storage (1990) will be followed.

7 PUBLIC ENGAGEMENT

- 7.1 If appropriate, and with the permission of the client, the 'News' section of the PCA website (www.pre-construct.com) will be used to convey textual and visual updates to the public.

8 ARCHAEOLOGICAL DISCUSSION BY PHASE

8.1 Phase1 : Natural Deposits

The earliest deposits encountered during the watching brief were natural sands and gravels [2] comprising of mid brownish yellow sand with, in places, very frequent small round and sub angular pebbles (gravels). The natural sands and gravels were seen across the entire site where monitored and were seen at heights of between 21.10m and 21.60m AOD.

8.2 Phase 2: 20th Century

The natural sands and gravels [1] were sealed by a layer of early 20th century made ground/hardcore [1] comprising of loose, mid brownish grey silty sand with frequent inclusions of cbm, cement mortar and relatively modern metal. This layer had a thickness of between 0.60m and 1.10m and was seen at a height of 22.00m AOD.

- 8.3 The layer of 20th century made ground was sealed across the whole site by a concrete slab representing the floor of the building currently being demolished.

- 8.4 In addition, it should be noted that the natural sands and gavelns were frequently truncated by large and substantial concrete pads and reinforces concrete beams and footings.

- 8.5 Plate 1 below shows one such concrete pad where it can clearly be seen that the 20th century hardcore [1] for the concrete slab has been laid directly onto the natural sands and gravels [2]. It is indeed quite likely that the original top of the natural has been removed in order to allow enough depth for the deposition of the slab hardcore.

Plate 1: View South West Showing Made Ground Over Natural



9 CONCLUSIONS

- 9.1 The watching brief revealed a sequence of naturally deposited sands and gravels overlain by a layer of early 20th century made ground/hardcore which, in turn, was sealed across the entire area monitored by a concrete slab relating to the 1930s building that is currently in the process of being demolished.
- 9.2 It can therefore be concluded that the construction of the 1930's building that stood on the site until recently would have removed any traces of surviving historical remains.
- 9.3 No archaeological features or deposits were seen during the watching brief.
- 9.4 Upon completion of the project all archival material will be deposited with The London Archaeological Archive and Research Centre using the unique site code MAH 15.

Plate 2: View North West Showing Made Ground over Natural



10 ACKNOWLEDGEMENTS

- 10.1 The author would like to thank Claire Woodhouse of Walter Lilly for her help and support while on site together with the team from City Basements.
- 10.2 Thanks also go to Gemma Stevenson for her project management, to Hayley Baxter for the preparation of the drawing and to Gillian King of GLASS for monitoring the site.

11 BIBLIOGRAPHY

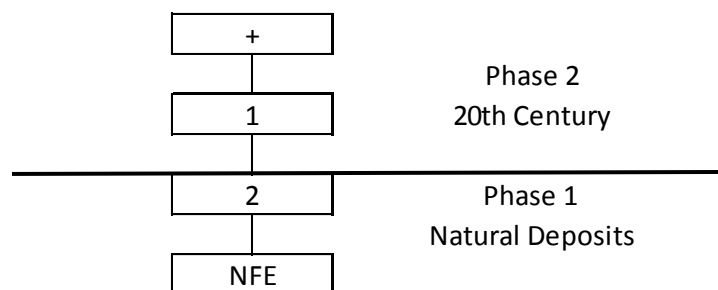
Stevenson G, 2015, *Written Scheme of Investigation for an Archaeological Watching Brief at 35 Marylebone High Street, Westminster, W1, City of Westminster*, Unpublished PCA report

Watson & Hawkins, 2013, *Archaeological Desk-Based Assessment for Land at 35 Marylebone High Street, City of Westminster W1*, Unpublished PCA report

12 APPENDIX 1: CONTEXT INDEX

Context No	Type	Plan No	Section No	Highest Level	Lowest Level	Comments
1	Layer		S. 1	22.00	22.00	20th C Made Ground/Hardcore
2	Layer		S. 1	21.60	21.10	Natural

13 APPENDIX 2: MATRIX



14 APPENDIX 3: OASIS FORM

1 OASIS ID: preconst1-226217

Project details

Project name	35 Marylebone High Street, City of Westminster, London, W1
Short description of the project	A watching Brief to monitor the removal of an existing basement slab, together with the grubbing out of concrete footings and pads, to determine the presence or absence of any surviving archaeological material
Project dates	Start: 14-09-2015 End: 08-10-2015
Previous/future work	No / No
Any associated project reference codes	MAH 15 - Sitecode
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST JOHNS WOOD AND MAYFAIR 35 Marylebone High Street, City of Westminster, London, W1

Postcode	W1
Study area	1300 Square metres
Site coordinates	TQ 2834 8184 51.5203830784 -0.149983707028 51 31 13 N 000 08 59 W Point
Height OD / Depth	Min: 21.1m Max: 21.6m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Walter Lilly
Project design originator	Gemma Stevenson
Project director/manager	Gemma Stevenson
Project supervisor	Ian Cipin
Type of sponsor/funding body	Walter Lilly

Project archives

Physical Archive Exists?	No
Physical Archive recipient	LAARC
Digital Archive Exists?	No
Digital Archive recipient	LAARC

Paper Archive
recipient LAARC

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

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 35 Marylebone High Street, Westminster, London, W1: An Archaeological
Watching Brief

Author(s)/Editor(s) Cipin I

Date 2015

Issuer or publisher PCA

Place of issue or
publication London

Description An A4 spiral bound client document with a blue cover

Entered by Ian Cipin (icipin@pre-construct.com)

Entered on 12 October 2015

Figure 1: Site Location

Figure 2: Area Monitored

Figure 3: Section