

**9 MARYLEBONE LANE, CITY OF
WESTMINSTER, LONDON W1**

**AN ARCHAEOLOGICAL WATCHING
BRIEF**

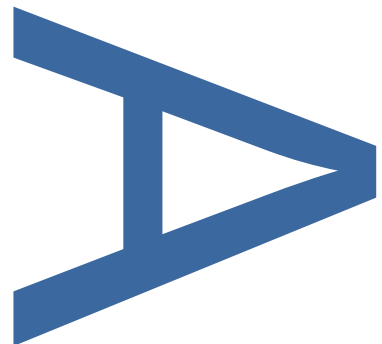
SITE CODE: MYL16

**LOCAL PLANNING AUTHORITY:
CITY OF WESTMINSTER**

**PLANNING APPLICATION NUMBER:
13/07854/FULL**

PCA REPORT NO: R12415

MARCH 2016



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

9 MARYLEBONE LANE, CITY OF WESTMINSTER,
LONDON W1

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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9 Marylebone Lane, City of Westminster, London W1

An Archaeological Watching Brief

Site Code: MYL16

Central NGR: TQ 28490 81290

Local Planning Authority: City of Westminster

Planning Reference: 13/07854/FULL

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1 ABSTRACT

- 1.1 CgMs Consulting commissioned Pre-Construct Archaeology (PCA) Ltd to undertake an archaeological watching brief at 9 Marylebone Lane, City of Westminster, London W1. The watching brief was completed intermittently between 27th January and 17th February 2016. The works were supervised by Aidan Turner and Guy Seddon.
- 1.2 The archaeological watching brief monitored groundworks associated with the removal of a buried concrete slab and subsequent ground reduction for basement excavations of the new development. It was designed to record any surviving archaeological remains.
- 1.3 An Archaeological Desk Based Assessment for the site (Gailey 2013) notes the sites location within an Area of Special Archaeological Priority due to its proximity to the late Saxon/early medieval settlement of Tyburn. However, past phases of demolition and redevelopment over the site since the 18th century were considered likely to have had a severe impact on any potentially surviving archaeological resource. This was also suggested by recent geotechnical investigations that exposed a sequence of London Clay to be overlain by modern made ground and a concrete slab (Concept 2014).
- 1.4 Removal of the lower concrete slab and the underlying modern make-up horizon revealed weathered London clay across the study site.
- 1.5 The results of the watching brief confirm that there has been absolute truncation of all archaeological horizons down to natural, geological deposits, most likely as a result of past redevelopment of the site. Further archaeological work is not anticipated.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd at 9 Marylebone Lane, City of Westminster, London W1. The works were undertaken intermittently between 27th January to 17th February 2016. Suzanne Gailey of CgMs Consulting commissioned the works and Chris Mayo managed the project. Aidan Turner and Guy Seddon supervised the watching brief for PCA.
- 2.2 The site is centred at TQ 28490 81290 (Fig. 1) and lies within an Area of Special Archaeological Priority as designated by the City of Westminster. The site is bounded by Marylebone Lane to the east and by buildings of Aldburgh Mews to the west, south and north. The study site was in the process of demolition and redevelopment as the archaeological watching brief was undertaken.
- 2.3 The works involved the monitoring of five areas (Figs. 2, 3) within the lower ground floor of the study site. In each of the areas, the modern concrete slab of the basement was machine broken out and underlying modern make-up layers also machine excavated down to archaeological or natural, geological levels.
- 2.4 All works were undertaken in accordance with the following documents:
- An approved Written Scheme of Investigation (Gailey 2014)
 - GLAAS / Historic England's *Guidelines for Archaeological Projects in Greater London* (2015)
 - Standards and Guidance for an Archaeological Watching Brief, (Chartered Institute of Field Archaeologists, 2014)
 - MoRPHE, (English Heritage, 2006)
- 2.5 The site has previously been the subject of an Archaeological Desk Based Assessment (Gailey, 2013).
- 2.6 The principle objective of the archaeological monitoring as set out in the WSI (ibid.) was to record any archaeological artefacts and ecofacts and their context. In addition the archaeological monitoring had the following objectives
- To establish the extent of the activity relating to the late Saxon/early medieval hamlet of Tyburn;
 - To determine if possible the date of the earliest human activity in this area and the subsequent sequence of occupation;
 - To help further inform our understanding of past activity in the local area;
 - To record any significant archaeological deposits which may be exposed during construction work.
- 2.7 The site was assigned the unique site code MYL16 by the Museum of London.
- 2.8 The completed archive comprising all site records from the fieldwork will be deposited with LAARC.



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17/03/16 RM

Figure 1
 Site Location
 1:20,000 at A4



Figure 2
 Areas of Watching Brief
 1:400 at A4

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

3.2 Regional Policy: The London Plan

3.2.1 The relevant Strategic Development Plan framework is provided by “The London Plan, Consolidated with Alterations since 2011” (2011). The Further Alterations to the London Plan (FALP) were adopted in March 2015. Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

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.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Policy: Archaeology in the City of Westminster

3.3.1 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.

3.4 Site Constraints

- 3.4.1 There are no Scheduled Ancient Monuments or other designated heritage assets on the study site. The site lies adjacent to Stratford Place Conservation Area and closest listed building (Stratford House) lies approximately 50m south of the study site.
- 3.4.2 The site is located within an Area of Special Archaeological Priority as defined by the City of Westminster.

4 GEOLOGY AND TOPOGRAPHY

The following is taken from the Desk Based Assessment (Gailey, 2013):

4.1 Geology

- 4.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) to be London Clay.
- 4.1.2 Further information is provided by the Geological Survey of England and Wales (North London: Sheet 256) that indicates that the study site lies on London Clay on the edge of the Hackney Gravel Terraces and the alluvial floodplain of the River Tyburn.

4.2 Topography

- 4.2.1 The site lies immediately east of the alluvial floodplain of the buried River Tyburn.
- 4.2.2 Ground level at the site is approximately 22m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following is abbreviated from the Desk Based Assessment (Gailey, 2013) and based on a 250m radius search from the centre of the study site (TQ 8490 1286) of the Greater London Historic Environment Register (GLHER).

5.1 Prehistoric

- 5.1.1 The site is considered to have a low potential for *in situ* remains dating to the Palaeolithic period although isolated finds cannot be ruled out.
- 5.1.2 No evidence dating to Mesolithic, Neolithic, Bronze Age and Iron Age has been recorded within a 250m radius of the study site.
- 5.1.3 It is likely that the study site was located within an area of dense Holocene woodland that occupied the heavy soils of the London Basin during the Mesolithic, Neolithic and later prehistoric periods. The heavy and infertile clays would have been unsuitable for agricultural use, accordingly it is unlikely that there was any sustained settlement or activity throughout the prehistoric periods. The archaeological potential of the site for prehistoric evidence is therefore considered to be low.

5.2 Roman

- 5.2.1 Oxford Street is thought to follow the projected route of a Roman road from Hampshire to the Suffolk Coast. The line of Edgware Road to the west of the study site follows the line of the Roman Watling Street.
- 5.2.2 The site lay approximately 200m north of the Roman road most likely in agricultural land or woodland away from any roadside activity. The archaeological potential of the site is therefore considered to be low for settlement activity although evidence of agricultural activity could be represented.

5.3 Saxon and Medieval

- 5.3.1 By the time of the Domesday Survey of 1086 the site lay within the manor of Tyburn on the east bank of the river. The first parish church of Tyburn was built in about 1200 and was dedicated to St John. It was located on the corner of Oxford Street and Marylebone Lane approximately 200m south east of the study site and would have formed the focus of early settlement at Tyburn
- 5.3.2 Marylebone Lane is likely to have a Saxon or medieval origin running along the banks of the Tyburn River. The site potentially lay within the core of the hamlet of Tyburn on the banks of the river during the late Saxon/Early medieval periods. By the later medieval period as the focus of settlement shifted northwards the site most likely comprised of agricultural land or marginal land. The archaeological potential of the study site is therefore considered to be moderate for evidence of activity dating to these periods.

5.4 Post-Medieval and Modern

- 5.4.1 During the post-medieval period the site lay within part of an open field to the north of the Mayor's banqueting house and to the south of the core of the settlement at Marylebone on the banks of the Tyburn. The banqueting house was located at Stratford Place approximately 50m south of the study site. It was built for the Lord Mayor's annual visit to inspect the conduit head.
- 5.4.2 Evidence of post-medieval activity has been recorded within the vicinity of the site. Evidence of consolidation associated with 18th century development over the former course of the River Tyburn was recorded at 3-4 Picton Place approximately 100m west of the study site.
- 5.4.3 Rocque's map of 1747 confirms that by this date the site had been set aside for development, which followed between 1747 and 1819 with a row of houses (67-70 Marylebone Lane) with gardens and a mews to the rear.
- 5.4.4 Between 1819 and 1832 69-70 Marylebone Lane were demolished and replaced by a large building that extended back into the former courtyard area. Between 1832 and 1846 the entire site had been redeveloped with larger buildings of a possible commercial or industrial use.
- 5.4.5 Further redevelopment by the 1870s took place on the site. A Public House and a printing works were constructed fronting onto Marylebone Lane. Between 1916 and 1952 the former buildings on the site had been demolished and a large building constructed fronting onto Marylebone Lane with a small building to the rear. The remainder of the site comprised of a car park. There was no subsequent change to the site until the entire site was redeveloped in the late 1980s with the construction of 9 Marylebone Lane.

6 METHODOLOGY

- 6.1 Monitoring works were carried out in accordance with the Written Scheme of Investigation (Gailey, 2014). This led to the observation of works within three distinct areas (Figure 2).
- 6.2 Recent geotechnical investigation confirmed that a concrete slab lay buried beneath modern made ground across the site. This was broken out and machine excavated. Further ground reduction using a machine fitted with a flat bladed bucket was enacted under archaeological supervision.
- 6.3 Machine excavation continued downwards with the provision to stop works to investigate and record should any potential archaeological or topographical features become apparent. When no archaeological finds, features or deposits were observed and archaeological sterile geological deposits reached, the civil engineering contractor was allowed to proceed with their works.
- 6.4 When seen, archaeological finds, features and deposits plus geological deposits were assigned individual context numbers and recorded onto pro-forma sheets and recorded in plan and section as appropriate. Upon completion of the trench excavations, 1:20 scale plan drawings were made as well as 1:10 scale section drawings. Records were made using the Museum of London single context recording system. Heights of deposits in relation to Ordnance Datum were also recorded. A digital photographic record was made.

7 ARCHAEOLOGICAL SEQUENCE

- 7.1 The first phase of archaeological monitoring was conducted on the 27th January 2016. This revealed a geological deposit of weathered London Clay [1] to be directly overlain by modern ground make-up and levelling material that was subsequently sealed by a modern concrete slab (Plates 1 & 2).
- 7.2 Natural geological layer [1] was seen at a height of 16.30m OD and has been described as a compact red-yellow silty-clay-sand with no anthropogenic inclusions, modifications or features made through it. The weathered appearance of this clay horizon suggests it has been previously subject to impact and exposed to the environment prior to the most recent development on the site.
- 7.3 Two further areas of the site were monitored on 4th February 2016. These revealed layer [2] at c. 16.30m OD. This natural geological layer has been recorded as firm mid-grey silty-clay with no inclusions. Similarly to [1], this has been interpreted as a weathered London Clay horizon. It was sealed by modern ground raising and a concrete slab.
- 7.4 Further monitoring was conducted across the site on 15th and 17th February 2016. These two visits to the site also revealed weathered London Clay [3] to be sealed directly by modern ground make-up and a concrete slab.
- 7.5 No archaeological finds, features or deposits were seen during the monitoring works.

Plate 1: London Clay beneath lower basement slab



Plate 2: London Clay beneath lower basement slab



8 CONCLUSIONS

- 8.1 Naturally-occurring geology, comprising London Clay, was seen throughout the monitored excavations as layers [1], [2] and [3] at a height of c. 16.30m OD (Plates 1 & 2).
- 8.2 No finds, features or deposits of anthropogenic origin were observed cut into or associated with these layers.
- 8.3 It would appear that late twentieth century basemending and landscaping across the site has removed any archaeological materials including deep-cut features.
- 8.4 Sealing the London Clay was a layer of modern brick make-up used as a precursor to the laying of a reinforced concrete basement slab.

9 ACKNOWLEDGMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Suzanne Gailey of CgMs Consulting for commissioning the work. We would also like to thank McGee for facilitating site work.
- 9.2 The author thanks Ray Murphy for the figures and Chris Mayo for editing this report.

10 BIBLIOGRAPHY

- Gailey, S. (2013) 'Archaeological Desk Based Assessment: 9 Marylebone Lane, City of Westminster, London W1'. CgMs Consulting Ltd, unpublished report
- Gailey, S. (2014) 'Written Scheme of Investigation for Archaeological Monitoring', CgMs Consulting Ltd, unpublished report

12 APPENDIX 1: CONTEXT REGISTER

Context No.	Type	Comments
1	Layer	Compact red-yellow silty-sandy-clay: weathered London Clay
2	Layer	Firm mid-grey silty-clay: weathered London Clay
3	Layer	Weathered London Clay

13 APPENDIX 2: OASIS ARCHAEOLOGICAL REPORT FORM

OASIS ID: preconst1-245049

Project details

Project name	9 Marylebone Lane, City of Westminster, London W1
Short description of the project	The archaeological watching brief monitored groundworks associated with the removal of a buried concrete slab and subsequent ground reduction for basement excavations of the new development. Removal of the lower concrete slab and the underlying modern make-up horizon revealed weathered London clay across the study site. The results of the watching brief confirm that there has been absolute truncation of all archaeological horizons down to natural, geological deposits, most likely as a result of past redevelopment of the site. Further archaeological work is not anticipated.
Project dates	Start: 27-01-2016 End: 17-02-2016
Previous/future work	No / No
Any associated project reference codes	MYL16 - Sitecode
Any associated project reference codes	13/07854/FULL - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 2 - In use as a building
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 CITY OF WESTMINSTER 9 Marylebone Lane
Postcode	W1U 1DB
Study area	662 Square metres
Site coordinates	TQ 8490 1286 50.884986868097 0.628995286505 50 53 05 N 000 37 44 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 16.3m Max: 16.3m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Chris Mayo
Project supervisor	Aidan Turner
Project supervisor	Guy Seddon
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Peter Brett Associates

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	MYL16
Digital Contents	"Stratigraphic"
Digital Media available	"Spreadsheets","Text","Images raster / digital photography","Images vector"
Paper Archive recipient	LAARC
Paper Archive ID	MYL16
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet","Notebook - Excavation',' Research',' General Notes","Plan"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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