

DOCUMENT VERIFICATION

Site Name

THE LANCASTERS, 75-89 LANCASTER GATE, CITY OF WESTMINSTER, LONDON W2

Type of project

Archaeological Evaluation

Quality Control

Pre-Construct Archaeology Limited Project Code		K1407	
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Revision No.	Date	Checked	Approved

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**An Archaeological Evaluation at The Lancasters, 75-89 Lancaster Gate,
City of Westminster, London W2.**

Site Code: LCG 07

Central National Grid Reference: TQ 2630 8069

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May 2007**

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CONTENTS

1	Abstract	2
2	Introduction	3
3	Planning Background	7
4	Geology and Topography	9
5	Archaeological and Historical Background	11
6	Archaeological Methodology	14
7	Archaeological Phase Discussion	17
8	Interpretations and Conclusions	31
9	Recommendations	33
10	Acknowledgements	33
11	Bibliography	34

APPENDICES

1	Context Descriptions	35
2	Site Matrix	37
3	Oasis Form	39
4	Sketch Location Plan for Geotechnical Survey	43

ILLUSTRATIONS

Figure 1	Site Location	5
Figure 2	Trench Location	16
Figure 3	Plan of Trenches 1-3	21
Figure 4	Plan of Trenches 4-8	22
Figure 5	Sections From Trenches 1-3	26
Figure 6	Sections From Trenches 4-8	29
Figure 7	Location Plan of Geotechnical Investigations	

PLATE

Plate 1	View looking southwest across the evaluation, the Bayswater Road and into Hyde Park.	6
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1 ABSTRACT

- 1.1 An archaeological evaluation was undertaken between the 3rd and 20th of April 2007 at The Lancasters, 75-89 Lancaster Gate, City of Westminster, London W2., by Pre-Construct Archaeology Limited in advance of the redevelopment of the site for residential accommodation. The evaluation was commissioned by Eric Norton of Norton Thompson Associates on behalf of Lancaster Gate (Hyde Park) Limited.
- 1.2 Trenches 1-7 were excavated in the garden forming the southern half of the site and Trench 8 was excavated in the terraced lightwell area between the garden and building basement. A sequence emerged across the site of late post-medieval made-ground and landscaping (late 18th to 19th century) overlying a few late post-medieval (late 18th to 19th century) features overlying variable natural horizons consisting of sandy gravels and silty clays. The late post-medieval features consisted of a pit in Trench 1, a large quarry or brickearth extraction pit in both Trenches 2 and 3, a drain in Trench 3 and a brick-lined garden feature in Trench 7. Apart from this brick-lined garden feature all of these features are interpreted as predating the construction of the 75-89 Lancaster Gate terrace. A geotechnical investigation (see Figure 7) comprising, in the main, of boreholes in the gardens and test pits in the building basement, confirmed the sequence of made-ground over natural in the garden and that the natural soils identified in the basement had been truncated to a level between 1.46m and 2.95m below the natural soil identified in the garden, confirming that the surface level of the entire footprint of the building and its lightwells is significantly below any potential archaeological horizon.

2 INTRODUCTION

- 2.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd. at The Lancasters, 75-89 Lancaster Gate, City of Westminster, London W2. The site is bounded by the Bayswater Road on the south, Leinster Terrace on the west side, Lancaster Gate on the north and an adjacent building, 90-92 Bayswater Road, to the east. It comprises an ex-hotel (formerly terraced houses) on the northern half of the site and a landscaped garden on its southern half (see Plate 1).
- 2.2 An archaeological desktop assessment report was undertaken by Pre-Construct Archaeology Limited¹ and identified the site as having **negligible** potential for palaeoenvironmental remains, a **low** potential for earlier prehistoric remains, a **moderate** potential for later prehistoric remains, a **high** potential for Roman remains, a **low** potential for early medieval and medieval remains, and **low to moderate** potential for uncovering post-medieval remains. This is because the site lies on the northern edge of the Campden Hill spur, an area of high ground between the Bayswater Road to the north and Kensington High Street to the south where a number of recent archaeological excavations have shown considerable prehistoric to medieval occupation, and the Bayswater Road itself is part of the route representing the Roman road running between Londinium and Silchester. The desktop assessment report considered the construction of single storey basements under the current buildings, as well as landscaping and the construction of service runs as potentially having severe impacts on any buried remains. However it also identified any remaining archaeological remains as being under threat of substantial impact, if not total destruction, by the proposed construction of a three storey basement car park, the construction of seven access points between the new basement and the existing buildings, the proposed additional ground investigations works, by pre-development landscaping works and the construction of new services.
- 2.3 An archaeological evaluation comprising the excavation of eight trenches was agreed between Eric Norton and Robert Whytehead on behalf of English Heritage's (GLAAS's) archaeological advisor to the City of Westminster, and was detailed in the project design and specification², and the subsequent method statement.³ Seven of the evaluation trenches were positioned within the landscaped gardens to the south of the site and one within the terraced lightwell between the building's southern side of the basement and the garden. The draft results of a geotechnical investigation

¹ Boyer, October 2006

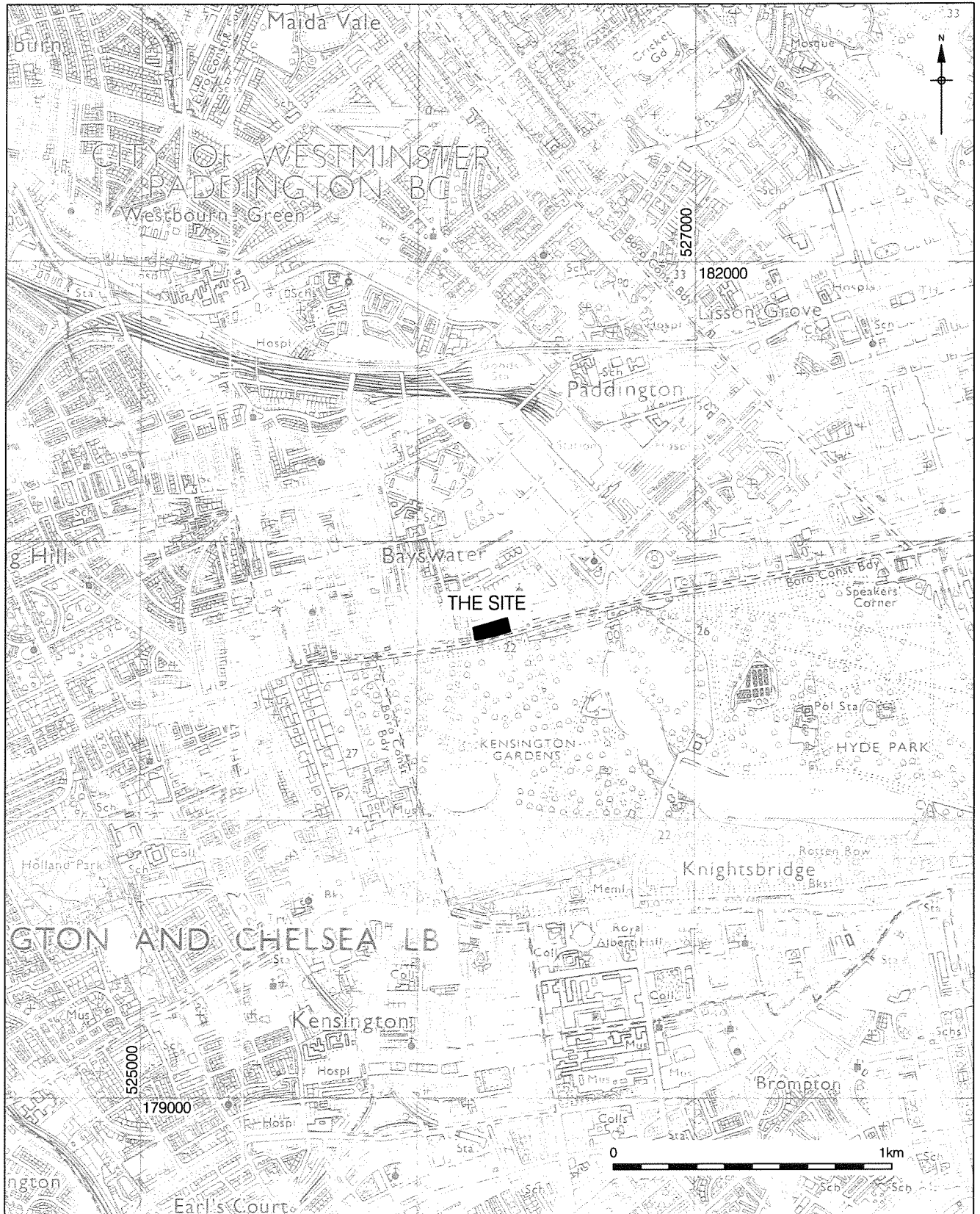
² Norton, February 2007.

³ Moore, March 2007

carried out in February 2007,⁴ comprising five boreholes and two test pits in the gardens and 21 test pits in the building basement, were examined and have been included within this report where appropriate.

- 2.4 The National Grid Reference of the site is TQ 2630 8069.
- 2.5 The site was given the code LCG 07.
- 2.6 The evaluation fieldwork took place between the 3rd and 20th of April 2007 and was monitored for the client by Eric Norton, and for the local planning authority by Diane Walls of English Heritage. The site was project managed by Peter Moore and supervised by the author.

⁴ Ground Engineering, 2007



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Figure 1
Site location
1:20,000

3 PLANNING BACKGROUND

3.1 The proposed development of the site consists of the conversion of the former hotel into 90 new residential units. These works will entail major refurbishment to the existing structure. A new three storey basement car park will also be constructed to a level 12m below current ground level within the garden area fronting onto Bayswater Road.

3.2 ARCHAEOLOGY IN WESTMINSTER AND THE UNITARY DEVELOPMENT PLAN

3.2.1 The study aims to satisfy the objectives of the City of Westminster, which fully recognises the importance of the buried heritage for which they are the custodians. The City's 'Replacement Unitary Development Plan' (RUDP) (adopted December 2004) contains policy statements in respect of protecting the buried archaeological resource.

3.2.2 The proposed development of the site is subject to the Council's Archaeology Policy:

POLICY DES 18 - Archaeology

(A) The City Council will promote the conservation, protection and enhancement of the archaeological heritage of Westminster and its interpretation and presentation to the public. Where development may affect land of known or potential archaeological importance, the City Council will expect applicants to properly assess and plan for the archaeological implications of their proposals. The policies in (B) and (C) below may apply elsewhere where the archaeological evidence suggests that this would be appropriate.

(B) Within the City Council's areas of special archaeological priority a written assessment of the likely archaeological impact of development (archaeological statement) will normally be required as part of the documentation needed to complete a planning application, whenever it is proposed to carry out any excavations or other ground works

(C) Within the areas of special archaeological priority the City Council may request, where necessary information cannot be supplied by other means, that an on-site assessment by trial work (archaeological field evaluation) is carried out before any decision on the planning application is taken.

(D) The City Council will seek to ensure that nationally important archaeological remains and their settings are permanently preserved in situ

and where appropriate are given statutory protection. In such cases, if preservation in situ is both desirable and feasible, the City Council will normally require the development design to accommodate this objective.

(E) Where the preservation of archaeological remains in situ is inappropriate, the City Council will require that no development takes place on a site until archaeological investigations have been carried out by a reputable investigating body. Such investigations shall be in accordance with a detailed scheme to be approved in advance by the City Council.

- 3.2.3 The Westminster RUDP mirrors advice contained in the Department of Environment document 'Planning Policy Guidance: Archaeology and Planning (PPG 16)'. This document identifies the need for early consultation in the planning process to determine the impact of the construction schemes upon buried archaeological strata. Once the results of the Desktop Assessment and, where necessary or otherwise for follow-up trial work is known, an informed decision on the necessity or otherwise for further archaeological strategies may be taken. These strategies may be preservation *in situ*, excavation, or watching brief.
- 3.2.4 There are no Scheduled Ancient Monuments within the development site, though the buildings of 75-89 Lancaster Gate are listed⁵ and any development will be subject to constraints contained within any Listed Buildings Consent.

⁵ The Architectural History Practice Ltd, 2006

4 GEOLOGY AND TOPOGRAPHY

4.1 GEOLOGY

4.1.1 British Geological Survey Sheet 256 (North London – 1:50,000 Series for England and Wales) shows the site's geological sequence as consisting of a basal geology of Cretaceous Upper Chalk overlain by Thanet Sands and Lambeth Group (Woolwich and Reading Beds) deposits of Palaeocene age. These are overlain by Eocene London Clay and the sequence is capped by Terrace Gravels of the Lynch Hill (4th Terrace) Formation.

4.1.2 A number of borehole surveys have been carried out in the vicinity of the site⁶. The nearest of these to the site was Borehole TQ28SE 81, undertaken some 180m southwest of the site in 1859, close to what is now the junction of Porchester Terrace and Bayswater Road. This revealed 0.15m of 19th century road metalling overlying 0.92m of made ground, which in turn overlay 0.30m of red sand. This latter material capped the Terrace Gravel. Borehole TQ28SE 72, some 200m northwest of the site, and also in the vicinity of Porchester Terrace, encountered 1.37m of made-ground overlying Terrace Gravel. Other boreholes within a 340m radius of the site have encountered between 1.52 and 2.25m of made ground overlying Terrace Gravel.

4.1.3 The geotechnical investigation undertaken as part of this redevelopment⁷ included five boreholes within the garden which confirmed the relative levels for made-ground and natural soils within the garden. Borehole 1 was located proximate to Trench 1, Borehole 2 to Trench 2, Borehole 3 to Trench 3, Borehole 4 to Trench 6 and Borehole 5 proximate to Trench 7. Borehole 1 revealed up to 1.2m of made-ground overlying a firm to stiff, brown silty clay, Borehole 2 up to 2.5m of made-ground sealing a medium firm, brown gravelly clay, Borehole 3 up to 3.5m of made-ground overlying a stiff brown clay, Borehole 4 3.2m of made-ground overlying a medium coarse, brown clay gravel and Borehole 5 2.10m of made-ground sealing brown gravel and sand.

4.2 TOPOGRAPHY

4.2.1 The site is located on land exhibiting a negligible north-south slope, but sloping gently downwards from west to east. Ordnance Survey levels along Bayswater Road indicate an elevation of approximately 24.30m OD towards the west end of the site and 22.90m OD to the east. Levels on the site itself recorded a slope of 25.07m OD in the west to 23.75m OD in the east, also reflecting the built-up landscaping of the

⁶ Francescon, 2006.

⁷ Op. cit. in note 4.

garden itself. The site lies approximately 400m west of the former course of the Westbourne, a river that once flowed into the Serpentine in Hyde Park, which was culverted in the mid 19th century⁸.

⁸ Barton, 1992.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The history of the building terrace has been set out in an architectural historical review⁹ and the archaeological and historical background to the site has been set out in an archaeological desktop assessment report.¹⁰ The results of this assessment have been summarised below.

5.2 GENERAL

5.2.1 To date there have been very few archaeological investigations within a 500m search area of the study site, and the one recent investigation, to the east of the site, proved negative as it appears to have taken place within 19th century foundation trenches¹¹. There are also few entries on the GLSMR within a 500m radius of the site, pre-dating the post-medieval period. However, those that there are suggest activity in the area over a number of periods, with some in particular suggesting archaeological potential for the study site.

5.2.2 An archaeological model for the area has however been developed from the recent results of excavations on Campden Hill and in Hyde Park, which have allowed the site to be considered within a wider archaeological context.

5.3 PALAEOENVIRONMENTAL

5.3.1 The study site is located some distance from past and present water courses on well-drained geology. The potential for palaeoenvironmental material is therefore **negligible**.

5.4 PREHISTORIC

5.4.1 To date, there has only been a single early prehistoric (Palaeolithic to Neolithic) find within a 500m radius of the site, a Mesolithic axe from Kensington Gardens. Archaeological investigations within and beyond the 500m radius have similarly proved fruitless for these periods, apart from a small flint assemblage of Mesolithic/Early Neolithic date at Vicarage Gate House. Given this dearth of information the archaeological potential for the early prehistoric period is **low**.

⁹ Op. cit. in note 5.

¹⁰ Op. cit. in note 1.

¹¹ Butler 2004

5.4.2 In contrast, the archaeological evidence for later prehistoric periods (Bronze Age to Iron Age) has been rather more abundant. Although the evidence on the GLSMR is limited to a ditch, a small coin hoard and an undated flint point (which may be attributable to an earlier period), investigations a little beyond the 500m radius, particularly to the west and southwest, have been rather more productive. These have shown the development of agricultural field systems, and probably associated settlements from the Early Bronze Age onwards. Although much of this evidence has come from sites on the slight upland of Campden Hill, this ridge extends eastwards as far as the Serpentine and the agricultural landscape probably extended to the north (and south) of this. The archaeological potential for the later prehistoric period is therefore **moderate**.

5.5 ROMAN

5.5.1 The study site is located on the north side of the Bayswater Road which represents the line of a Roman Road from Londinium to Silchester, and part of the road or associated features may be present within the site itself. The excavations in Hyde Park revealed a number of phases of activity during the Roman period. This along with evidence from other sites to the southwest, in the Kensington area, suggests a continuity of the later prehistoric agricultural economy and a landscape defined by field systems and small farmsteads. The juxtaposition of the study site within this landscape and adjacent to a Roman road, close to where it crossed the Westbourne stream, suggests that the archaeological potential for the Roman period is **high**.

5.6 EARLY MEDIEVAL

5.6.1 The evidence for early medieval activity within the vicinity of the study site is somewhat limited. A trackway of this date was located some distance to the south and Saxon pottery was identified in ploughsoil at the Sir John Atkins Building site in Kensington, but the only substantial evidence of settlement during this period comes from the Earls Terrace site, some distance to the southwest of the study site. The archaeological potential for this period is therefore **low**.

5.7 MEDIEVAL

5.7.1 To the southeast of the study site the manors of Knightsbridge and Westbourne became established during the medieval period. However the archaeological evidence for this period in the vicinity of the site is restricted to individual pits in Hyde Park and Kensington Gardens. Much of the area at this time would have been occupied by open fields so the archaeological potential is **low**.

5.8 POST-MEDIEVAL

- 5.8.1 For much of the post-medieval period the study site lay beyond areas of development and archaeological investigations to the southwest have revealed evidence for little more than boundary ditches and extraction pits during this period. Although the developments of Hyde Park and Kensington Gardens are attested in terms of the archaeological, documentary and cartographic evidence, these did not extend north of the modern Bayswater Road and are of little relevance to the site. The archaeological potential for the post-medieval period is thus **low-moderate**.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 In accordance with the specification and method statement, eight evaluation trenches were excavated in order to determine the location, form, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development.
- 6.2 The trenches were opened up with the use of a 1.5 tonne 360° mechanical excavator using a 1.6m wide toothless ditching bucket. All machining was monitored by the author, checking for archaeological deposits and features through the made-ground and onto the natural brickearth, gravels and clay. Natural deposits were reached in all trenches apart from in Trenches 3 and 8. All machining was preceded by scanning for live services using a CAT scanner, which identified several live cables leading to lights in the garden.
- 6.3 The trenches were hand-cleaned, examined and recorded in both plan and section, with plans recorded at a scale of 1:20 and sections recorded at a scale of 1:10. The single context system was used for all recording on the site.¹²
- 6.5 The trenches were surveyed using a total station and located to the national grid. Three Temporary Bench Marks (TBMs) were established on site and were taken from a bench mark on the Lancaster Gate entrance to Kensington Gardens (value 22.90m OD). TBM 1 was located to the centre of the site and had a value of 28.80m OD. TBM 2 was located at the western end of the site and had a value of 25.37m OD. TBM 3 was located at the eastern end of the site and had a value of 23.95m OD.
- 6.6 No unusual health and safety issues were encountered during the evaluation. Owing to the depth of the made-ground on the site, all of the trenches required stepping apart from Trenches 1, 5 and 8. Special procedures¹³ were adhered to so as to prevent any damage to the roots of trees, situated on Bayswater Road but extending into the site, including not piling spoil under the canopies and not cutting any roots.
- 6.7 The trenches had the following maximum dimensions:

TRENCH	LENGTH (M)	WIDTH (M)	DEPTH (M)
1	6.84	1.86	1.63
2	6.96	2.84	1.38
3	16.14	3.10	2.07
4	4.98	3.70	1.32

¹² MoLAS, 1994.

¹³ Honey, 2006.

TRENCH	LENGTH (M)	WIDTH (M)	DEPTH (M)
5	5.28	1.80	0.41
6	5.76	3.28	2.02
7	5.66	2.92	2.10
8	1.20	1.20	0.07

- 6.8 Logistical problems such as shortage of space, tree canopies, locations of boreholes, storage of other plant and equipment, erection of scaffolding, necessitated slight a deviation from the original proposed trench locations.

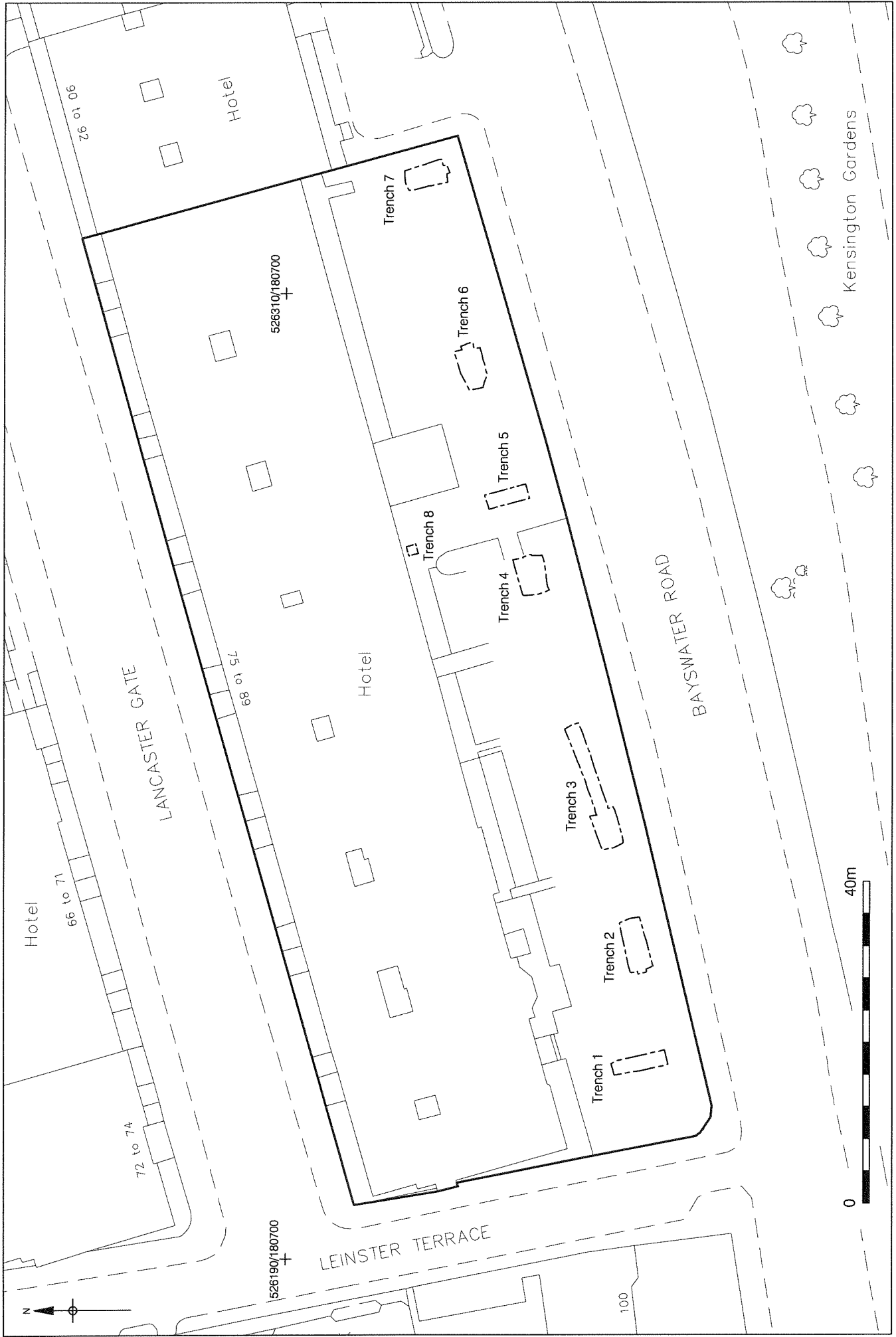


Figure 2
Trench Location
1:625

7 ARCHAEOLOGICAL PHASE DISCUSSION

7.1 Trench 1

7.1.1 Phase 1 – Natural

7.1.1.1 Trench 1 measured 6.84m in length from north to south and 1.86m in width from east to west. The earliest deposit encountered at the base of this trench was [1], a firm, light grey yellow deposit of silt clay sand matrix. Recorded at a highest level of 23.92m OD this deposit is likely to represent the Thanet Sands and Woolwich and Reading Beds (Lambeth Group) of Palaeocene date and appears to correlate with the information recorded in Borehole 1. A machine sondage was excavated in the northern end of the trench to a depth of 23.44m OD, but the full thickness of this deposit was still not defined.

7.1.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.1.2.1 Cutting into [1] towards the centre of the trench was [3], a small, square shallow pit with concave sides and a flat base. At 0.07m in depth, at a highest level of 23.88m OD, this feature measured 0.62m from north to south and 0.54m from east to west. It was filled by [2], a soft to loose mid brown grey silty sand with occasional charcoal and ceramic building material (CBM) flecks and occasional small sub rounded pebbles. The only finds retrieved from [2] consisted of one iron nail and fragments of peg tile dated to between the 18th and 19th centuries. Being so shallow in nature it was difficult to arrive at an accurate interpretation for this feature. With no comparative features extant within the trench, a structural interpretation in the form of a large posthole seemed unlikely. For this reason it was determined as a pit, although no specific functional purpose could be attributed to it.

7.1.2.2 Sealing [2] was [6], a soft, dark brown grey deposit of silty sand with inclusions of occasional charcoal flecks and small sub angular pebbles. At up to 0.44m in thickness at a highest level of 24.42m OD this deposit was in turn overlain by [5], a loose, light yellow orange deposit of sandy gravel up to 0.77m thick at 24.74m OD. Present within [5] were occasional fragments of brick and tile and occasional charcoal flecks and fragments. Both of these horizons were also identified in Borehole 1. Interpreted as forming made-ground horizons they are both likely to have represented landscaping episodes within the gardens of 75-89 Lancaster Gate. The shallow nature of [3] also suggested that a certain degree of ground reduction had taken place before the deposition of [6].

7.1.3 Phase 3 – Modern (20th Century)

7.1.3.1 Sealing [5] was topsoil [4] which existed as a loose, dark brown grey deposit of silt loam sand matrix with occasional small sub angular and sub rounded pebbles. Within Trench 1 it was observed at up to 0.40m in thickness at a highest level of 25.07m OD.

7.2 Trench 2

7.2.1 Phase 1 – Natural

7.2.1.1 Trench 2 measured 6.96m in length from east to west and 2.84m in width from north to south. The earliest deposit encountered at the base of this trench was [37], a loose to coarse layer of mid to dark yellow sand with occasional orange mottling. Recorded at a highest level of 23.71m OD it was interpreted as representing part of the sequence of Thanet Sands or Woolwich and Reading beds. It was directly overlain by [36], a firm, light grey yellow horizon of silt clay sand very similar in nature to deposit [1] recorded in Trench 1. At up to 0.24m in thickness, at 24.04m OD, it is also likely that [36] formed part of the same natural sequence as [37].

7.2.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.2.2.1 Cutting into [36] at the eastern end of Trench 2 was [35] which extended 1.76m into the eastern limit of excavation at a highest level of 23.83m OD. This feature was not actually excavated due to the fact that it had previously been identified during the evaluation in Trench 3. Borehole 2 immediately to the east of Trench 2 had recorded made-ground to a depth of 2.5m below modern ground level. As natural deposits had already been identified within Trench 2 at 1.26m below ground level it was apparent that [35] represented a large intrusive feature, most probably in the form of a quarry or brickearth extraction pit. Similar features dating to the post-medieval period have been identified within the local vicinity and include examples discovered at the playground site in Kensington Gardens, the Vicarage Gate site and during the Sir John Atkins Building excavations. J. Cary's map of 1786 also displays proximate gravel pits just to the east of the site. Filling [35] was [34], a firm, mid brown grey yellow deposit of silty clay containing occasional fragments of brick and CBM.

7.2.2.2 Overlying [34] was [33], a coarse to loose mid brown orange deposit of sandy gravel. Found to be containing occasional fragments of brick and tile, this horizon was up to 0.53m thick at a highest level of 24.47m OD. Sealing [33] was [32], a loose to coarse

layer of dark grey brown clay silt sand with occasional charcoal flecks and occasional fragments of brick and tile. This was recorded as being up to 0.42m thick at a highest level of 24.80m OD. As with both layers [6] and [5] in Trench 1 it is most probable that [33] and [32] represented episodes of landscaping and ground raising within the site gardens. Although slightly differing in composition, it seems likely (particularly in terms of OD height) that context [33] was equivalent to [6] whilst [32] was laid down during the same episode as [5].

7.2.3 Phase 3 – Modern (20th Century)

Overlying [32] and sealing the trench was modern topsoil [31] which was identical to context [4] recorded in Trench 1. It existed at up to 0.30m in thickness at a highest level of 25.09m OD.

7.3 Trench 3

7.3.1 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.3.1.1 Trench 3 was located to the east of Trench 2 and measured 16.14m in length from east to west and a maximum of 3.10m in width from north to south. The earliest deposit encountered within this trench was [29] which was identical to that of context [34] recorded in Trench 2. It was observed at a highest level of 24.04m OD. As mentioned, Borehole 2 to the west of Trench 3 had identified a similar deposit extending up to 2.5m below ground level. A large machine sondage was excavated at the western end of Trench 3 to the maximum 2.07m reach of the machine, though the base of this fill material was not reached. Borehole 3 at the eastern end of the trench had also recorded a similar deposit extending up to 3.5m below ground level. Being very similar in nature to [34] it is likely that [29] represented the backfill of a large quarry or brickearth extraction pit present in this area of the site, the western extent of which was discovered in the form of [35] in Trench 2.

7.3.1.2 Cutting into [29] was [28], a linear drain cut which was observed towards the centre of Trench 3 and aligned in a north-west south-east direction. As seen it measured 1.84m in length and 0.26m in width and was up to 0.22m in depth at a highest level of 23.63m OD. The cut had vertical sides with a flat base and it was lined along its edges with broken, re-used bricks [27] which formed the drain itself. Most of the bricks were of an orange-red frogged fabric and appeared to have been roughly sized into half bats. At only one course thick these bricks were arranged on end, resulting in the internal runnel of the drain being only 0.11m in width. No material had been used

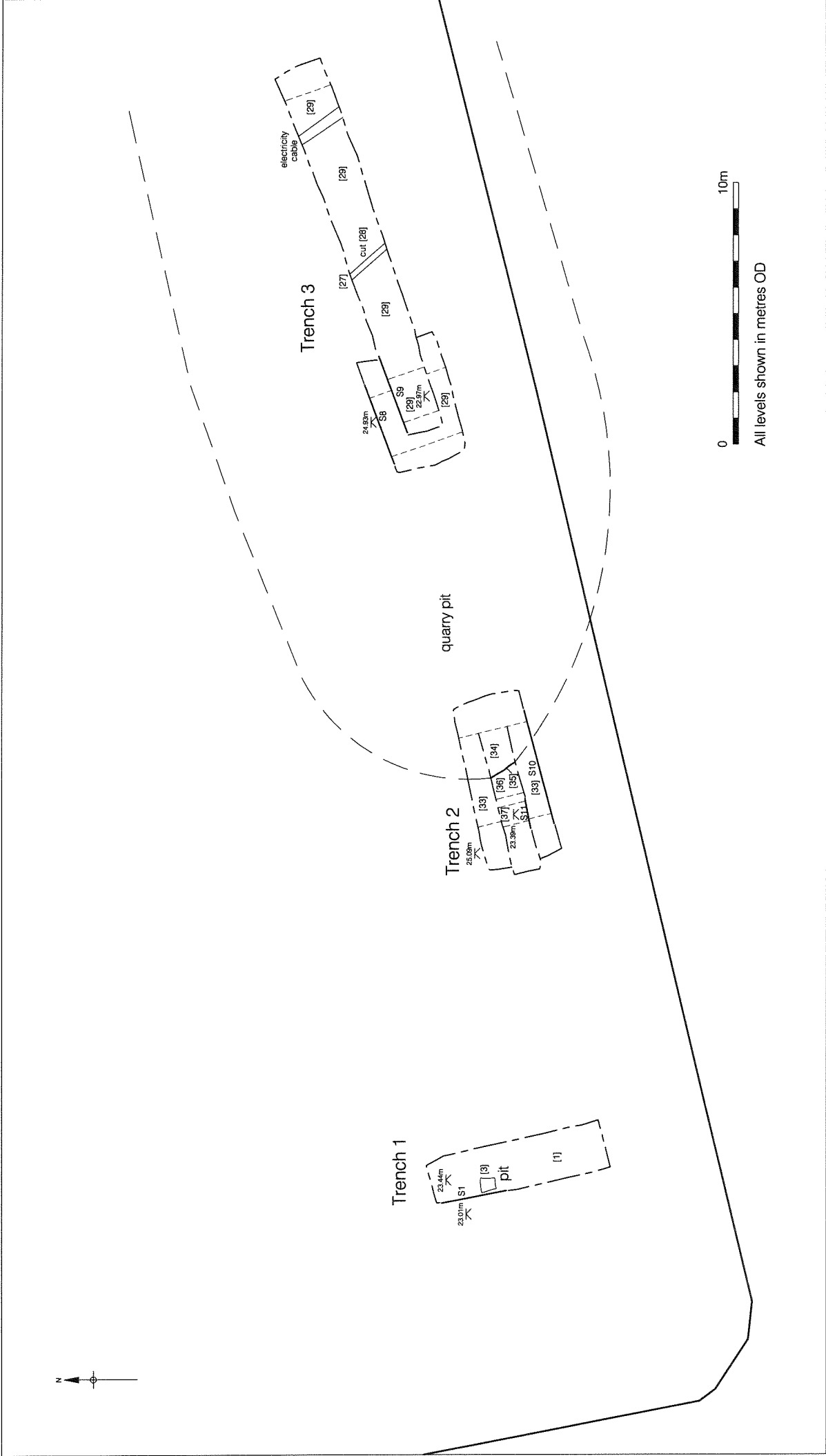
to line the base of the drain which, judging from the levels taken, appeared to flow from north-east to south-west. Capping the drain were further half bat re-used bricks arranged in a rough header formation pattern at 23.64m OD. Filling [27] was [30], a soft mid brown-green deposit of silty sand which was found to contain no cultural material.

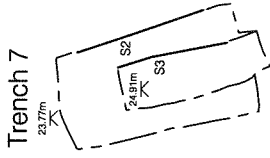
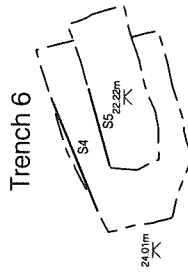
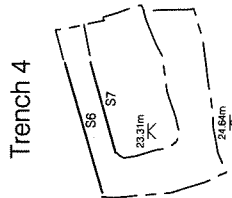
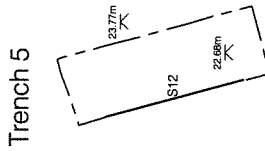
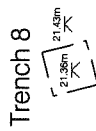
7.3.1.3 The evidence of re-used brick with no bonding agent and the small internal dimensions of the drain indicated that it had not been constructed for significant or long term purposes. For this reason it was interpreted as a field drain. With little diagnostic material, the dating of this drain has proved problematic. Initial dating of the fabric has suggested a mid 18th to early 19th century date of manufacture, although it should be noted that these bricks were evidently re-used.

7.3.1.4 Sealing [27] was [26], a stiff, brown yellow deposit of silt gravel clay matrix with patches of dark grey mottling. Inclusions within this horizon comprised of frequent fragments of brick and tile and very occasional charcoal flecks. It was recorded as being up to 0.68m thick at a highest level of 24.65m OD and was interpreted as representing made-ground deposited during a landscaping episode. Although only one such horizon was observed in Trench 3 (whereas two separate layers had been recorded in Trenches 1 and 2), it seems probable that [26] would have been laid down at the same time as either one or both of the horizons recorded in the first two trenches.

7.3.2 Phase 3 – Modern (20th Century)

Overlying [26] was [25], a topsoil deposit identical to that of [4] recorded in Trench 1. As seen [25] was up to 0.32m thick at a highest level of 24.95m OD.





All levels shown on metres OD

7.4 Trench 4

7.4.1 Phase 1 – Natural

7.4.1.1 Trench 4 was located to the east of Trench 3 and measured 4.98m in length from east to west and 3.70m in width from north to south. The earliest deposit encountered at the base of this Trench was [21], a stiff, mid grey-brown silty clay observed at a highest level of 23.34m OD. No boreholes were present within the immediate area of Trench 4, but Borehole 3 had recorded a very similar deposit at 3.5m below ground level to the west. This natural horizon was somewhat different to the silty clays observed in Trenches 1 and 2 and the natural sand also recorded in Trench 2.

7.4.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.4.2.1 Directly overlying [21] was [24], a loose, dark red layer composed of crushed brick rubble. At up to 0.28m in thickness at a highest level of 23.77m OD this horizon is most likely to have represented an episode of landscaping or ground raising, possibly during a period of construction. The fact that [24] sealed [21] indicated that a certain degree of ground reduction, or topsoil stripping, was likely to have occurred prior to the deposition of this crushed brick material. This suggested that the natural clay no longer existed at its original level and may well have been significantly lowered.

7.4.2.2 Sealing [24] was [23], a firm, dark grey deposit of silt-sand-clay matrix. At up to 0.65m in thickness at a highest level of 24.34m OD, inclusions within this layer comprised of occasional fragments of brick and CBM. Interpreted as a layer of made-ground, [23] drew comparisons with similar deposits in Trenches 1, 2 and 3 and is believed to have been deposited during a landscaping episode associated with the gardens of 75-89 Lancaster Gate.

7.4.3 Phase 3 – Modern (20th Century)

7.4.3.1 Overlying [23] was [22], a layer of firm, dark brown-grey silty sand containing occasional patches of gravel. At up to 0.44m in depth at 24.66m OD this layer was interpreted as modern make-up for the concrete slabs which sealed Trench 4.

7.5 Trench 5

7.5.1 Phase 1 – Natural

7.5.1.1 Trench 5 was located immediately to the east of Trench 4 within a lowered paved area of the gardens, measuring 5.28m in length from north to south and 1.8m in width from east to west. The earliest deposit encountered at the base of this trench was [41], a layer of clay identical to that of [21] observed in Trench 4. It was recorded at a highest level of 23.33m OD which was very similar to the level of [21]. When observed in section it was noticed that [41] appeared to be sloping significantly downwards from north to south. This again suggested that a certain degree of landscaping had taken place and that the natural clay had been previously truncated.

7.5.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.5.2.1 Sealing [41] was [40], a layer of crushed brick rubble identical to that of [24] in Trench 4. This horizon was up to 0.21m thick at 23.54m OD and as with [41] was discovered to slope down from north to south. The fact that it also existed at a lower level than [24] suggested a further gradual slope downwards from west to east.

7.5.2.2 Overlying [40] was [39], a deposit very similar to that of [23] in Trench 4. This layer was up to 0.35m thick at a highest level of 23.62m OD and, as with [23], is likely to have been representative of a landscaping or ground raising episode. The fact that it existed some 0.62m lower than the highest level of [23] was most probably due to ground reduction within this area of the gardens during the most recent landscaping episode. As mentioned, this stepped and paved garden entrance area of the site was significantly lower than the immediate areas to the east and west.

7.5.3 Phase 3 – Modern (20th Century)

7.5.3.1 Modern made-ground [38] sealed [39] and was identical to that of [22] observed in Trench 4. It was up to 0.36m thick at a highest level of 23.74m OD and was in turn overlain by modern concrete paving slabs.

7.6 Trench 6

7.6.1 Phase 1 – Natural

7.6.1.1 Trench 6 measured 5.76m in length from east to west and 3.28m in width from north to south. It was located to the east of Trench 5. The earliest deposit encountered at the base of this trench was [16], a coarse, mid yellow-orange deposit of gravel sand observed at a highest level of 22.22m OD. A similar deposit was recorded at 3.2m below ground level in Borehole 4 immediately to the east of Trench 6. This layer of natural gravelly sand was somewhat different to the clay observed in Trenches 4 and 5 and the silty clay recorded in Trenches 1 and 2. Although natural sand was also present in Trench 2, there was a far higher gravel content within [16]. The reasons for this are unclear, although the sandy nature of [16] suggested that it also formed part of the same sequence of Thanet Sands and Lambeth Group Woolwich and Reading Beds as observed in Trenches 1 and 2.

7.6.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

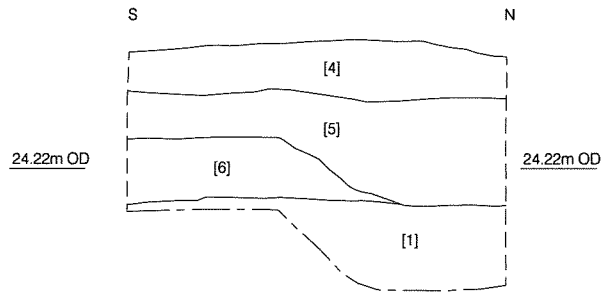
7.6.2.1 Sealing [16] was [20], a firm to coarse deposit of dark grey silty sand with patches of dark red mottling. Recorded as up to 0.68m thick at 23.09m AOD, the only inclusions observed within this horizon consisted of occasional fragments of CBM. The precise nature of this layer was unclear, although it certainly existed as some form of made-ground.

7.6.2.2 Overlying [20] was [19], a deposit of crushed red brick rubble identical to that of [24] in Trench 4 and [40] in Trench 5. It was recorded as being up to 0.45m thick at 23.58m OD, displaying a level height very similar to that of [40] and presumably forming part of the same horizon.

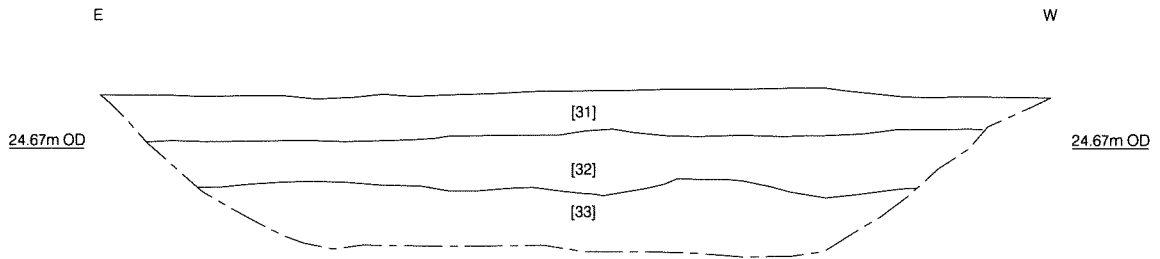
7.6.2.3 Directly above [19] was [18], a deposit very similar in composition to both [23] in Trench 4 and [39] in Trench 5. This layer was up to 0.72m thick at a highest level of 24.05m OD and as with [23] and [39] was interpreted as forming part of a ground raising or landscaping episode.

7.6.3 Phase 3 – Modern (20th Century)

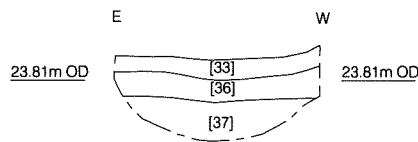
7.6.3.1 Sealing the trench was [17], a deposit of modern topsoil equivalent to that of [4] in Trench 1. This was up to 0.35m thick at 24.24m OD.



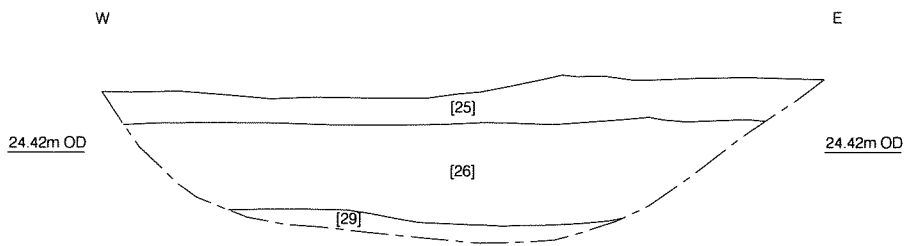
Section 1
Trench 1, East facing



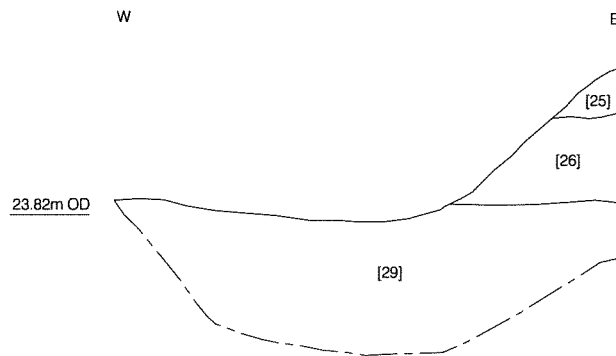
Section 10
Trench 2, North facing



Section 11
Trench 2, North facing



Section 8
Trench 3, South facing



Section 9
Trench 3, South facing



Figure 5
Sections from Trenches 1-3
1:50

7.7 Trench 7

7.7.1 Phase 1 – Natural

7.7.1.1 Trench 7 was located along the eastern boundary of the site and measured 5.66m in length from north to south and 2.92m in width from east to west. The natural forming the base of this trench was allocated the context number [7] and was identical in nature to that of [16] observed in Trench 6. It was recorded at a highest level of 22.01m OD which correlated with the information from Borehole 5 immediately to the west of Trench 7. This borehole recorded a similar deposit of gravel and sand at 2.10m below ground level.

7.7.1.2 Overlying [7] was [15], which was described as a layer of coarse to stiff, dark grey silty sandy clay up to 0.28m thick at 22.40m OD. This deposit was not observed anywhere else on site, but its clean nature suggested that it was natural in origin and may well have formed part of the Thanet Sands and Lambeth Group sequence. The fact that it was not present as sealing [16] in Trench 6 suggested that ground reduction had taken place within the area of the site immediately to the west of Trench 7.

7.7.2 Phase 2 – Late Post-Medieval (Late 18th to 19th Century)

7.7.2.1 Sealing [15] was [14], a deposit of soft, light brown-yellow silt-clay-sand matrix found to contain occasional fragments of CBM. It was up to 0.40m thick at a highest level of 22.70m AOD and was interpreted as a deposit of made-ground. Overlying [14] was [10], a firm, dark yellow layer of clay-sand up to 0.73m thick at 23.42m AOD. This contained occasional inclusions of brick and CBM fragments along with charcoal flecks. Although it was difficult to equate contexts [14] and [10] with similar sequences in the other evaluation trenches, it does seem likely that they formed made-ground deposits and were most probably laid down during the landscaping of the gardens of 75-89 Lancaster Gate.

7.7.2.2 Cutting into [10] was [13], a feature which was observed in section only. Extending into the southern limit of excavation it was recorded as measuring at least 1.85m from north-to south with a total depth of 0.47m at 22.84m OD. Recorded with vertical sides and a flat base, the northern edge of this cut was lined with masonry [12]. Constructed from frogged bricks of orange to pink-red fabric bonded with a well-cemented light orange sandy mortar, [12] was interpreted as forming the lining of a garden feature. The bricks themselves did not appear to be bonded in any specific

pattern and were arranged in an irregular fashion up to three courses deep and 0.26m in width at 22.82m OD.

7.7.2.3 Filling [13] and abutting [12] was [11], a deposit of loose to coarse dark orange-grey silt-clay-sand containing occasional fragments of brick and CBM and occasional small to medium sized sub angular pebbles. Pottery was recovered from this fill in the form of Creamware and has been dated to between 1740-1880. Initial analysis of the brick samples recovered from [12] has suggested a manufacture date range of between 1770-1900.

7.7.3 Phase 3 – Modern (20th Century)

7.7.3.1 Sealing [11] was [9], a stiff, mid grey-yellow deposit of silty clay containing brick rubble. At up to 0.25m in depth at 23.56m OD, this layer was interpreted as forming a make-up horizon for topsoil [8] which sealed [9] and was identical to context [4] recorded in Trench 1. Topsoil [8] was up to 0.44m thick at 23.85m OD.

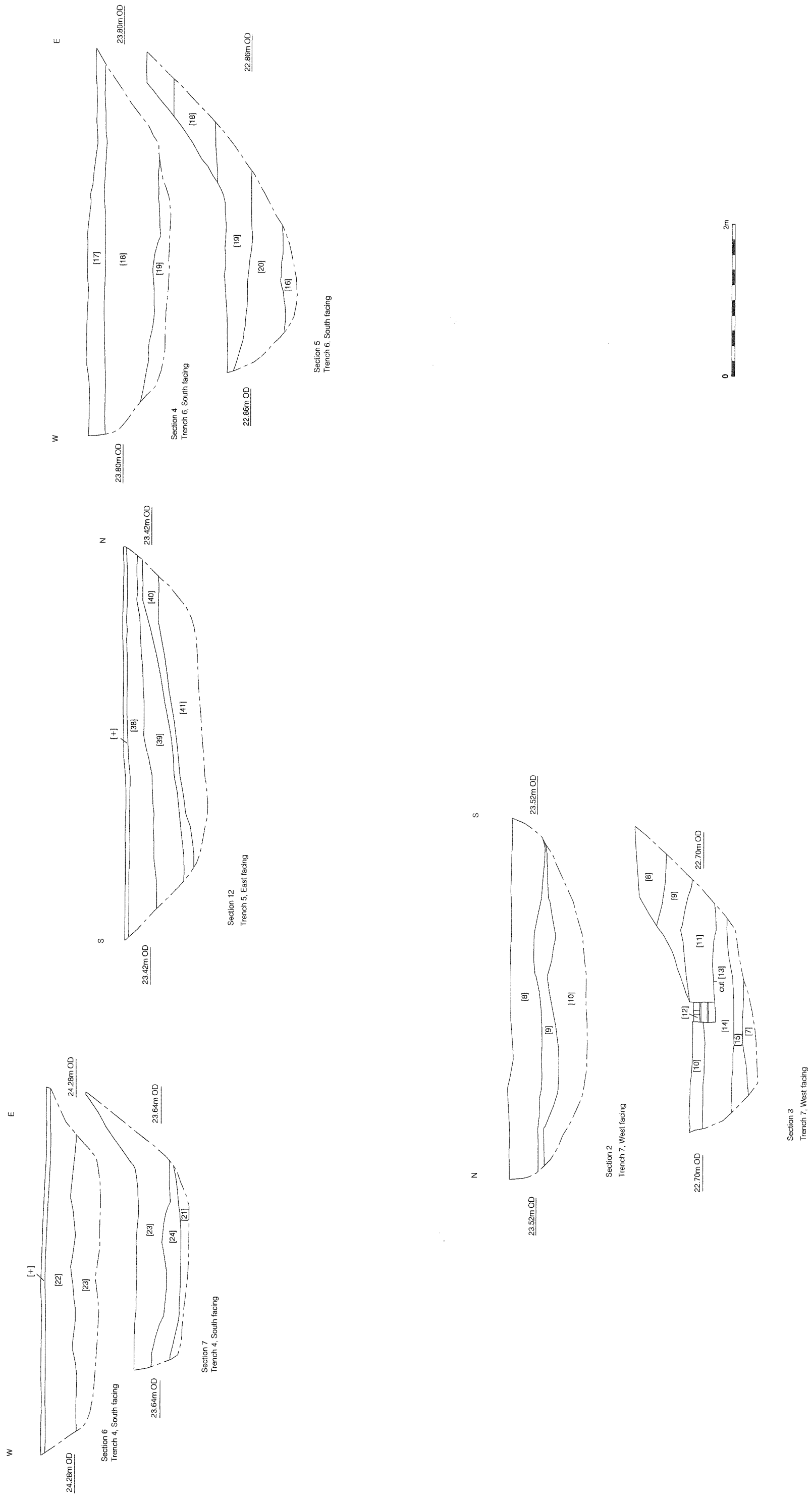


Figure 6
Sections from Trenches 4-7
1:50

7.8 Trench 8

7.8.1 Phase 3 – Modern (20th Century)

7.8.1.1 Trench 8 was located to the north-west of Trench 5 within the terraced basement lightwell, along the southern façade of the building terrace. Due to the fact that Trench 8 was located at the bottom of a very steep set of stairs to the north of Trench 5, access by machine was impossible and the trench had to be opened up by hand. Following the removal of four concrete paving slabs the dimensions of the trench totalled 1.20m from north to south and 1.20m from east to west. However, at this point a pre-existing modern tiled floor surface set into concrete was discovered at 21.36m OD and excavation could not continue. Elsewhere within the basement area the geotechnical test pits¹⁴ showed that (where natural ground was reached) there was between 0.6m and 1.6m of concrete and made-ground beneath the basement floor. As the least truncated natural deposits in the garden were found at a level of 23.71m OD it can therefore be concluded that the top of surviving natural deposits under the basement (i.e. the northern half of the entire site) lie at least 2.8m below those in the garden.

¹⁴ Op. cit. in note 4.

8 INTERPRETATION AND CONCLUSIONS

- 8.1 One of the principal objectives of the archaeological evaluation was to determine the presence or absence of archaeological activity of any period. Only four late post-medieval features were recorded on the site in the form of a small shallow pit in Trench 1, a large quarry pit in Trench 2 which was also found to extend into Trench 3, a small field drain in Trench 3 and a brick-lined garden feature in Trench 7.
- 8.2 Unfortunately, very little diagnostic material was recovered from any of these features. The brick samples recovered suggest a late 18th to early 19th century construction date for the drain in Trench 3 and a late 18th to 19th century construction date for the garden feature in Trench 7. The pottery recovered from the Trench 7 feature supported the masonry date range and tile retrieved from the pit in Trench 1 also indicate an 18th to 19th century date range. Thus, in terms of the features being dated by the material recovered, the earliest secure evidence we have for the occupation of the site dates to the late post-medieval period (Late 18th to 19th centuries).
- 8.3 While the evaluation has confirmed that there are archaeological deposits and features dating to the late post-medieval period on the site, the garden appeared to have been heavily landscaped, resulting in a high degree of ground reduction. This ground reduction and subsequent raising and landscaping was presumably associated with the construction of the large terrace building itself as well as its gardens in the mid 19th century. Made-ground deposits directly overlay the natural horizons in Trenches 1, 2, 4, 5, 6 and 7 and with no evidence of subsoil recorded it seems unlikely that the natural horizons existed at their original levels. The presence of the quarry or brickearth extraction pit in Trenches 2 and 3 also meant that a significant portion of the garden area had been heavily truncated. The garden feature recorded in Trench 7 is likely to have belonged to the domestic gardens of 75-89 Lancaster Gate, before later landscaping took place when the terrace was turned into a hotel.
- 8.4 The natural on the site was discovered to be variable. Silty clays were observed in Trenches 1 and 2 whilst a further deposit of underlying natural sand was also discovered in Trench 2. Gravely sands were discovered in Trenches 6 and 7. All of these horizons are believed to have belonged to the sequence of Thanet Sands and Lambeth Group (Woolwich and Reading beds) deposits. Natural clay was discovered towards the centre of the site in Trenches 4 and 5.

- 8.5 It has been demonstrated that in the basement area, comprising the northern half of the site, the natural deposits have been truncated by the building construction by at least 2.8m, and that therefore no potential archaeology is likely to have survived in this area.
- 8.6 In conclusion the evaluation and geotechnical investigation have shown that no archaeological structures, deposits or artefacts survive within the garden, and that the horizon at which potential archaeology could have existed within the area of the basement has been totally removed.
- 8.7 It was hoped that this site would add additional information to the archaeological model proposed for the Campden Hill area and this site in the desktop. While the site had been severely truncated and disturbed the lack of even residual archaeological artefacts is important. It may be that prehistoric settlement and activities were therefore on the higher ground of the spur and not on the flat area surrounding it. With regard to the Roman period, the lack of artefacts contemporary to the Bayswater Road may be interpreted as showing that settlement took place between the roads (e.g. at the Diana Memorial in Hyde Park) and not along them.

9 RECOMMENDATIONS

- 9.1 Given the lack of archaeological features or artefacts no further archaeological mitigation is recommended at this site.

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology Limited would like to thank Eric Norton of Norton Thompson Associates for commissioning the work on behalf of Lancaster Gate (Hyde Park) Limited, and for his help and advice. Thanks also to Diane Walls and Robert Whytehead of the Greater London Archaeology Advisory Service (GLAAS) for their help and advice.
- 10.2 The author would like to thank Graham Sherwood and Vicky Skipper for all of their hard work and assistance on site; Jem Rogers for the surveying; Josephine Brown for the illustrations; Nathalie Barrett and Lisa Lonsdale for technical and logistical support and Peter Moore for his project management and editing.

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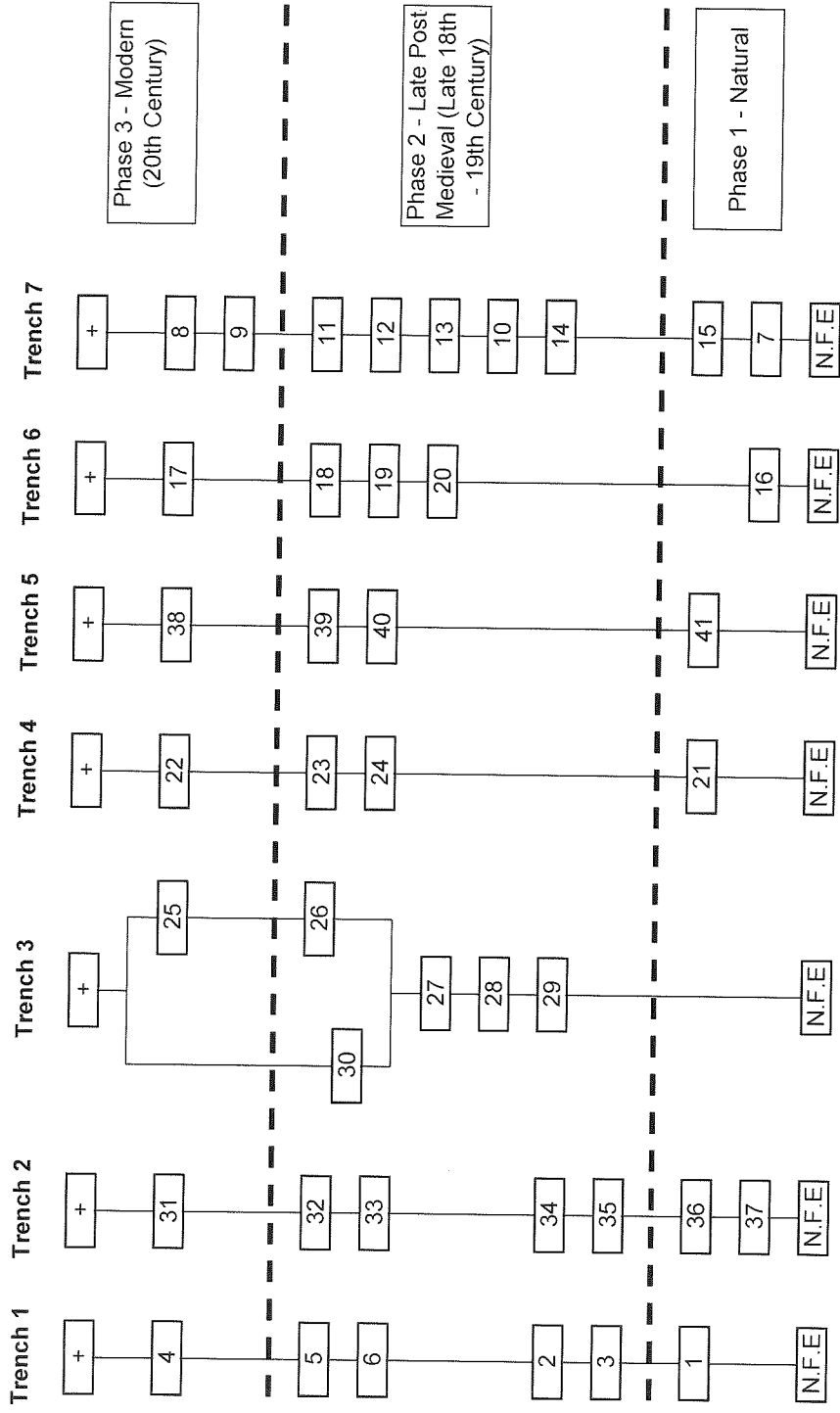
APPENDIX 1 – CONTEXT DESCRIPTIONS

Site Code	Context No.	Trench No.	Plan	Section	Type	Description	Date	Phase	Sample No.
LCG 07	1	1	TR. 1	1	Natural	Natural Silt Clay Sand	Natural	1	N/A
LCG 07	2	1	N/A	N/A	Fill	Fill of [3]	Late Post-Medieval	2	N/A
LCG 07	3	1	TR. 1	N/A	Cut	Shallow Pit Cut	Late Post-Medieval	2	N/A
LCG 07	4	1	N/A	1	Layer	Topsoil	Modern	3	N/A
LCG 07	5	1	N/A	1	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	6	1	N/A	1	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	7	7	TR. 7	3	Natural	Natural Gravelly Sands	Natural	1	N/A
LCG 07	8	7	N/A	2 + 3	Layer	Topsoil	Modern	3	N/A
LCG 07	9	7	N/A	2 + 3	Layer	Made-Ground	Modern	3	N/A
LCG 07	10	7	TR. 7	2 + 3	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	11	7	N/A	3	Fill	Fill of [13]	Late Post-Medieval	2	N/A
LCG 07	12	7	N/A	3	Masonry	Brick Lining of [13]	Late Post-Medieval	2	N/A
LCG 07	13	7	N/A	3	Cut	Cut for a Garden Feature	Late Post-Medieval	2	N/A
LCG 07	14	7	N/A	3	Layer	Silt Clay Sand. Made-Ground	Late Post-Medieval	2	N/A
LCG 07	15	7	N/A	3	Natural	Layer of Silt Sand Clay	Natural	1	N/A
LCG 07	16	6	TR. 6	5	Natural	Natural Gravelly Sands	Natural	1	N/A
LCG 07	17	6	N/A	4 + 5	Layer	Topsoil	Modern	3	N/A
LCG 07	18	6	N/A	4 + 5	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	19	6	TR. 6	4 + 5	Layer	Crushed Brick Rubble	Late Post-Medieval	2	N/A
LCG 07	20	6	N/A	5	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	21	4	TR. 4	7	Natural	Natural Clay	Natural	1	1
LCG 07	22	4	N/A	6 + 7	Layer	Made-Ground	Modern	3	N/A
LCG 07	23	4	TR. 4	6 + 7	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	24	4	TR. 4	7	Layer	Crushed Brick Rubble	Late Post-Medieval	2	2
LCG 07	25	3	N/A	8 + 9	Layer	Topsoil	Modern	3	N/A

Site Code	Context No.	Trench No.	Plan	Section	Type	Description	Date	Phase	Sample No.
LCG 07	26	3	N/A	8 + 9	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	27	3	TR. 3	N/A	Masonry	Brick Drain	Late Post-Medieval	2	N/A
LCG 07	28	3	28	N/A	Cut	Cut for [27]	Late Post-Medieval	2	N/A
LCG 07	29	3	TR. 3	8 + 9	Deposit	Fill / Made-Ground	Late Post-Medieval	2	N/A
LCG 07	30	3	N/A	N/A	Fill	Fill of [27]	Late Post-Medieval	2	3
LCG 07	31	2	N/A	10	Layer	Topsoil	Modern	3	N/A
LCG 07	32	2	N/A	10	Layer		Late Post-Medieval	2	N/A
LCG 07	33	2	TR. 2	10 + 11	Layer	Sandy Gravel. Made-Ground	Late Post-Medieval	2	N/A
LCG 07	34	2	TR. 2	N/A	Fill	Fill of [35]	Late Post-Medieval	2	N/A
LCG 07	35	2	TR. 2	N/A	Cut	Quarry / Brickearth Extraction Pit	Late Post-Medieval	2	N/A
LCG 07	36	2	TR. 2	11	Natural	Natural Silt Clay Sand	Natural	1	N/A
LCG 07	37	2	TR. 2	11	Natural	Natural Sand	Natural	1	N/A
LCG 07	38	5	N/A	12	Layer	Made-Ground	Modern	3	N/A
LCG 07	39	5	N/A	12	Layer	Made-Ground	Late Post-Medieval	2	N/A
LCG 07	40	5	N/A	12	Layer	Crushed Brick Rubble	Late Post-Medieval	2	N/A
LCG 07	41	5	TR. 5	12	Natural	Natural Clay	Natural	1	N/A

APPENDIX 2 – SITE MATRIX

matrix



APPENDIX 3 – OASIS FORM

1. OASIS DATA COLLECTION FORM: ENGLAND

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

1.1.1. Printable version

1.2. OASIS ID: preconst1-26526

Project details

Project name 75-89 Lancaster Gate, City of Westminster, W2

Short description of the project An archaeological evaluation took place at 75-89 Lancaster Gate, City of Westminster, London W2. In total, 8 trenches were excavated within the gardens of the former hotel. Several features dating to the late 18th to 19th centuries were discovered on the site in the form of a small pit in Trench 1, a quarry or brickearth extraction pit in Trenches 2 and 3, a small brick drain in Trench 3 and a brick lined garden feature in Trench 7. The site was discovered to have been heavily landscaped during the 19th century with made-ground deposits directly overlying natural layers. This suggested that the natural horizons had been significantly reduced during the construction of 75-89 Lancaster Gate.

Project dates Start: 02-04-2007 End: 20-04-2007

Previous/future work No / No

Any associated project reference codes LCG 07 - Sitecode

Type of project Field evaluation

Site status Listed Building

Current Land use Other 5 - Garden

Monument type PIT Post-Medieval

Monument type DRAIN Post-Medieval

Monument type QUARRY Post-Medieval

Monument type	GARDEN FEATURE Modern
Significant Finds	POTTERY Post-Medieval
Significant Finds	BRICK Post-Medieval
Significant Finds	BRICK Modern
Significant Finds	NAIL Post-Medieval
Significant Finds	TILE Post-Medieval
Methods & techniques	'Documentary Search', 'Sample Trenches'
Development type	Building refurbishment/repairs/restoration
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	Pre-application
Project location	
Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER 75-89 Lancaster Gate, City of Westminster, London W2
Postcode	W2 3NN
Study area	7150.00 Square metres
Site coordinates	TQ 2630 8069 51.5105077612 -0.179786304798 51 30 37 N 000 10 47 W Point
Height OD	Min: 21.91m Max: 24.04m
Project creators	
Name of Organisation	Pre-Construct Archaeology Ltd
Project brief	Norton Thompson Associates

originator

Project design
originator Eric Norton

Project
director/manager Peter Moore

Project supervisor Alexis Haslam

Name of
sponsor/funding
body Lancaster Gate (Hyde Park) Limited

Project archives

Physical Archive
recipient LAARC

Physical Contents 'Ceramics', 'Metal'

Digital Archive
recipient LAARC

Digital Contents 'Ceramics', 'Metal', 'Survey'

Digital Media
available 'Survey', 'Text'

Paper Archive
recipient LAARC

Paper Contents 'Stratigraphic', 'Survey'

Paper Media
available 'Context
sheet', 'Correspondence', 'Diary', 'Drawing', 'Matrices', 'Photograph', 'Plan', 'Report', 'Section', 'Survey',
'Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title An Archaeological Evaluation at The Lancasters, 75-89 Lancaster Gate, City of Westminster,
London W2

Author(s)/Editor(s) Haslam, A.

Date 2007

Issuer or publisher Pre-Construct Archaeology Ltd

Place of issue or publication Brockley

Description Unpublished developer report.

Entered by Peter Moore (pmoore@pre-construct.com)

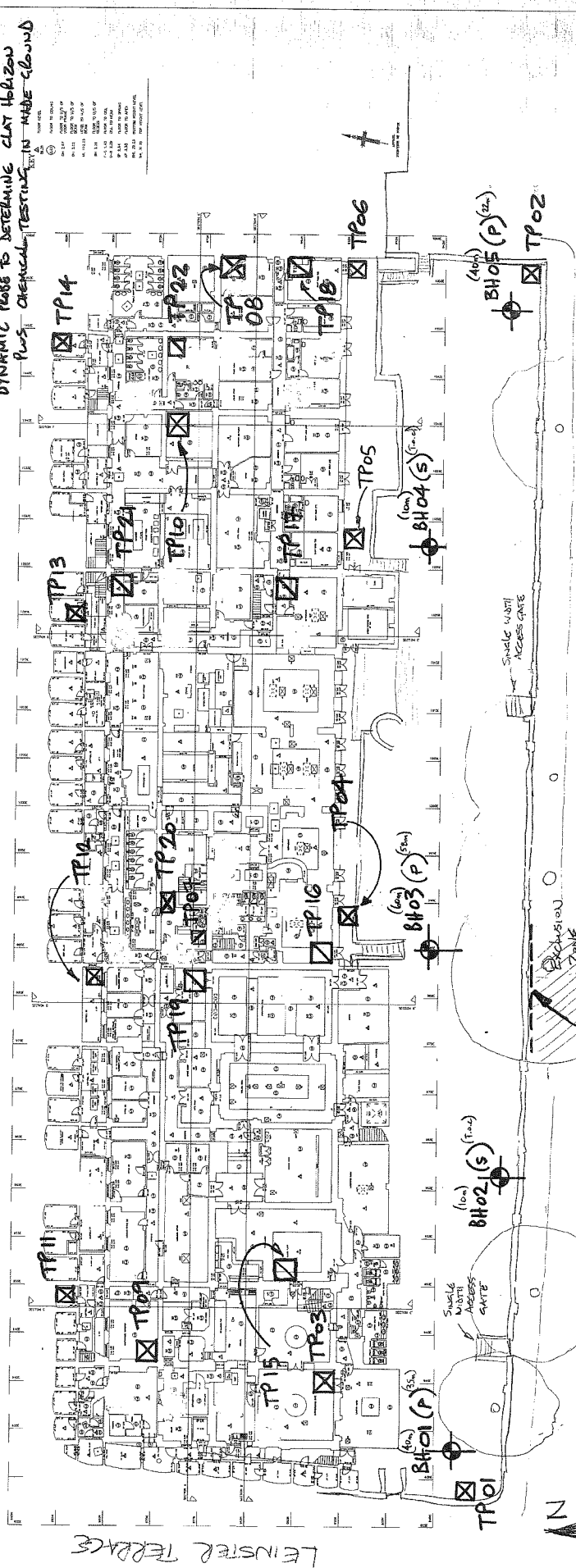
Entered on 3 May 2007

**APPENDIX 3 – SKETCH LOCATION PLAN FOR GEOTECHNICAL
SURVEY, JAN/FEB 2007 (Alan Conisbee &
Associates draft drawing 060108/SK/501)**

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE "SPECIFICATION FOR GROUND INVESTIGATION" BY G.C.S.

- TP TRIAL PIT TO EXPOSE EXISTING FOOTINGS
- (S) = STAND PIPE
- (P) = PIEZOMETER
- BH Borehole

TRIAL PIT TO EXPOSE EXISTING FOOTINGS, PLUS INSTRUMENTS TO DETERMINE SOIL PARAMETERS PLUS DYNAMIC PLOGS TO DETERMINE CLAY HORIZON PLUS CHEMICAL TESTING IN MARE GROUND



CENTRAL LINE UNDERGROUND TUNNELS. LINE OF TUNNELS TO BE VERIFIED WITH LUL PRIOR TO SINKING OF BOREHOLES (REFER TO SURVEY)

Lower Ground Floor Existing Plan

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE "SPECIFICATION FOR GROUND INVESTIGATION" BY G.C.S.

TRIAL PIT TO EXPOSE EXISTING FOOTINGS, PLUS INSTRUMENTS TO DETERMINE SOIL PARAMETERS PLUS DYNAMIC PLOGS TO DETERMINE CLAY HORIZON PLUS CHEMICAL TESTING IN MARE GROUND

TP TRIAL PIT TO EXPOSE EXISTING FOOTINGS

(S) = STAND PIPE

(P) = PIEZOMETER

BH Borehole

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CONCRETE

LANCASTER GATE THISTLE HOTEL

LOWER GROUND FLOOR EXISTING PLAN

DATE: 08/08/2011

SCALE: 1:100

PROJECT NO: 1101

DATE: 08/08/2011

BY: G.C.S.

CHECKED: G.C.S.

DATE: 08/08/2011

PROJECT NO: 1101

DATE: 08/08/2011

BY: G.C.S.

CHECKED: G.C.S.

DATE: 08/08/2011

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BY: G.C.S.

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CHECKED: G.C.S.

DATE: 08/08/2011

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