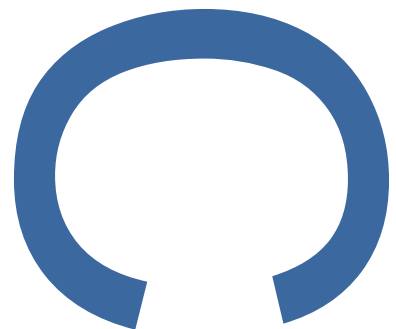


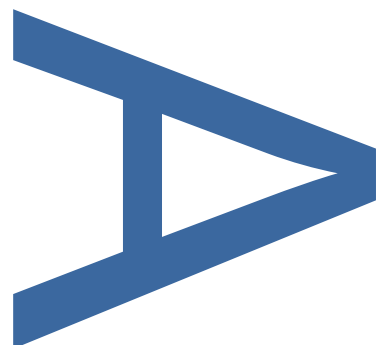
**14 LANSDOWNE CRESCENT,
NOTTING HILL, LONDON W11 2NJ,
ROYAL BOROUGH OF
KENSINGTON AND CHELSEA**



**SUMMARY OF A WATCHING BRIEF
ON GROUND REDUCTION**



**LOCAL PLANNING AUTHORITY: ROYAL
BOROUGH OF KENSINGTON & CHELSEA**



PCA REPORT NO: 12846

APRIL 2017

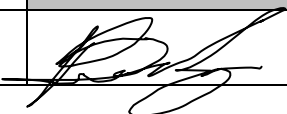
PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

A SUMMARY OF A WATCHING BRIEF ON GROUND
REDUCTION AT 14 LANSDOWNE CRESCENT,
NOTTING HILL, LONDON W11 2NJ, ROYAL BOROUGH
OF KENSINGTON AND CHELSEA

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K4844
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Graphics Prepared by:	Josephine Brown		April 2017
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Project Manager Sign-off:	Tim Bradley		April 2017

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
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A Summary of a Watching Brief at 14 Lansdowne Crescent Notting Hill, London W11 2NJ, Royal Borough of Kensington and Chelsea

By Rosemary Banens, Pre-Construct Archaeology Limited, 31st March, 2017

1 INTRODUCTION

- 1.1 Observation of ground reduction was undertaken at the site of 14 Lansdowne Crescent in the Royal Borough of Kensington and Chelsea on 10th and 11th of January, and 13th March 2017 (Figure 1). The investigation was centred at TQ 24505 80746. The work was subject to an archaeological watching brief conducted by Kari Bower and Chris Mayo. It was given a unique site code of: **LAD17**.
- 1.2 Ground reduction occurred in an area to the north and east of the existing building, within the footprint of the lower ground floor built in the 1990s and the existing external reduced ground level beyond this basement on the northern side of the property. Modern concrete was broken out by machine and removed with a toothed bucket, while the topsoil was stripped with a ditching bucket under archaeological supervision until natural soils were encountered. Levels were taken from below ground level, although there is a slope down from Lansdowne Crescent in the west to the rear garden in the east.
- 1.3 The reason for archaeological monitoring of the site, which is located within the Notting Hill Archaeological Priority Area, was “to safeguard the archaeological heritage of the Borough in accordance with policy CL4 of the Consolidated Local Plan” (Planning Ref: PP/16/06526). The mandate of the watching brief was to investigate the location, extent, date, character, condition, significance and quality of any surviving archaeological remains, as well as record the elevation and nature of the natural drift geology if observed.
- 1.4 The ground reduction occurred within an area measuring approximately 135m² (Figure 2). The scheme involved the demolition and rebuilding of the existing side extension at lower and upper ground floor levels, a basement extension (new floor) to the replacement side extension and a lower ground floor rear extension. The new basement level would have an underside floor slab height of 20.71m OD, a depth of 5.29m below Lansdowne Crescent ground level, which is at 26.00m OD.
- 1.5 PCA was commissioned for the work by Mills Whipp Projects on behalf of Matthew Peacock. The project was managed for PCA by Chris Mayo. Curatorial oversight was provided by the Greater London Archaeological Advisory Service (GLAAS), on behalf of the Royal Borough of Kensington and Chelsea.

2 ARCHAEOLOGICAL RESULTS

- 2.1 The site is underlain by firm orange-brown natural London Clay [1], the top of which was at a depth of c. 0.50m below ground level (BGL). This was heavily truncated by later building works. The removal of the retaining wall to the east revealed the cut for the garden steps [2], which clearly truncated the London Clay (Plates 1 & 2). Across the east of the site, a layer of topsoil [3] lay directly over the London Clay with a thickness of c. 0.4m. Slight variations in colour and thickness are likely to represent shallow garden features related to the existing house, which was originally constructed in the 1840s as part of the Ladbroke Estate.
- 2.2 The existing basement in the north of the site was constructed in the 1990s, and the underside of the floor slab was at a depth of 24.65m OD. During the demolition works, 3-4 concrete slabs were uncovered below the basement floor, cutting through the London Clay and any earlier deposits which may have existed (Plates 3 & 4).

Plate 1: Eastern area of site showing garden landscaping

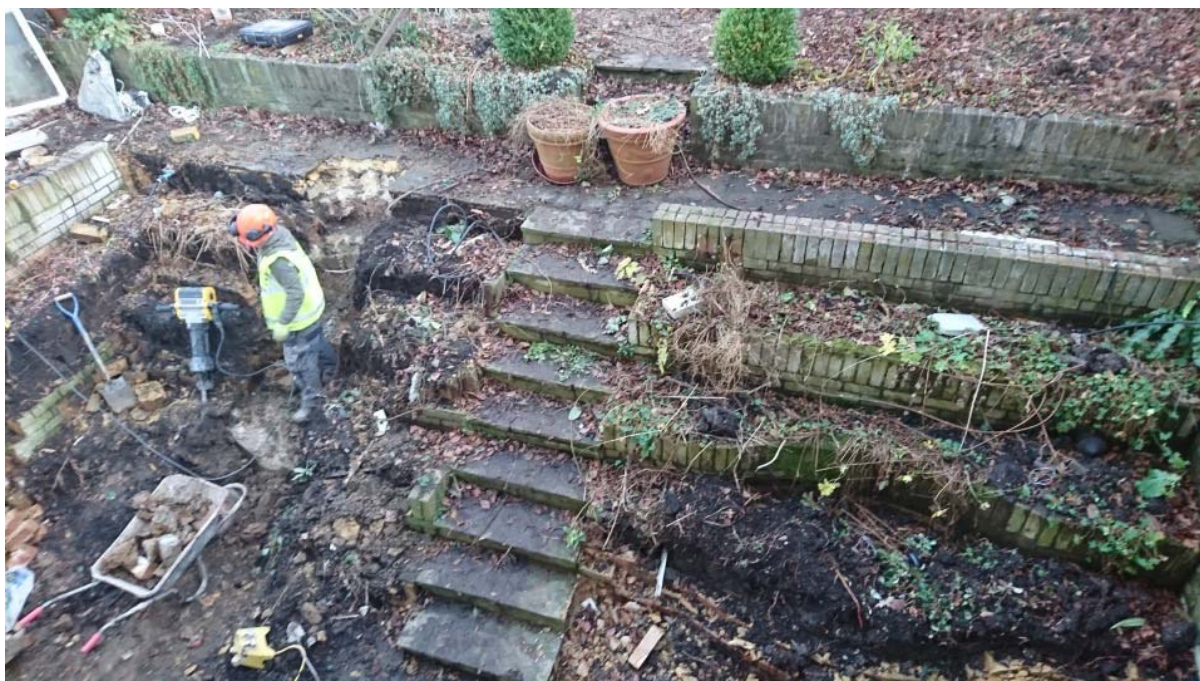


Plate 2: South facing section showing cut for garden steps and topsoil.



Plate 3: Ground reduction of existing basement, facing east



Plate 2: Panoramic shot of the north and east ground reduction areas



3 CONCLUSIONS

- 3.1 The work undertaken has demonstrated extensive previous truncation to the site, with the area clearly having been terraced prior to the construction of the 14 Lansdowne Crescent in the 19th century.
- 3.2 Removal of the staircase retaining wall leading from the existing basement level to the rear garden at the eastern side of the property revealed that the steps had clearly been cut into the natural London Clay, with a layer of topsoil for the garden overlying the clay. Demolition of the previous northern extension to the property revealed 3-4 concrete slabs, heavily truncating the natural London Clay. It is not considered that there is any potential for archaeological survival on the site.

4 ACKNOWLEDGEMENTS

- 4.1 Pre-Construct Archaeology Limited would like to thank Mills Whipp Projects for commissioning the project on behalf of Matthew Peacock.
- 4.2 The author would like to thank Kari Bower and Chris Mayo for their monitoring of the site works and Josephine Brown for the figures within this report.

5 BIBLIOGRAPHY

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- Sheppard, F. 1973. "The Ladbroke Estate: The 1840s" *Survey of London: Volume 37, North Kensington*. London County Council: London

6 OASIS REPORT FORM

OASIS ID: preconst1-281102

Project details

Project name	14 Lansdowne Crescent
Short description of the project	Watching brief conducted at 14 Lansdowne Crescent during ground reduction for the replacement of the side extension basement and the construction of a new basement extension. Previous building work had removed any archaeological deposits and the natural London Clay underlying the site was heavily truncated.
Project dates	Start: 10-01-2017 End: 13-03-2017
Previous/future work	Not known / Not known
Any associated project reference codes	LAD17 - Sitecode
Type of project	Recording project
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON KENSINGTON AND CHELSEA KENSINGTON AND CHELSEA 14 Lansdowne Crescent
Postcode	W11 2NJ
Study area	135 Square metres
Site coordinates	TQ 24505 80746 51.511410282138 -0.205622022177 51 30 41 N 000 12 20 W Point
Height OD / Depth	Min: 25m Max: 25.5m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd.

Project brief originator Mills Whipp Projects

Project design originator Mills Whipp Projects

Project director/manager Chris Mayo

Project supervisor Kari Bower

Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Archive ID LAD17

Digital Contents "none"

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

Paper Archive recipient LAARC

Paper Contents "none"

Paper Media available "Context sheet","Miscellaneous Material","Section"

Project bibliography

1

Publication type Grey literature (unpublished document/manuscript)

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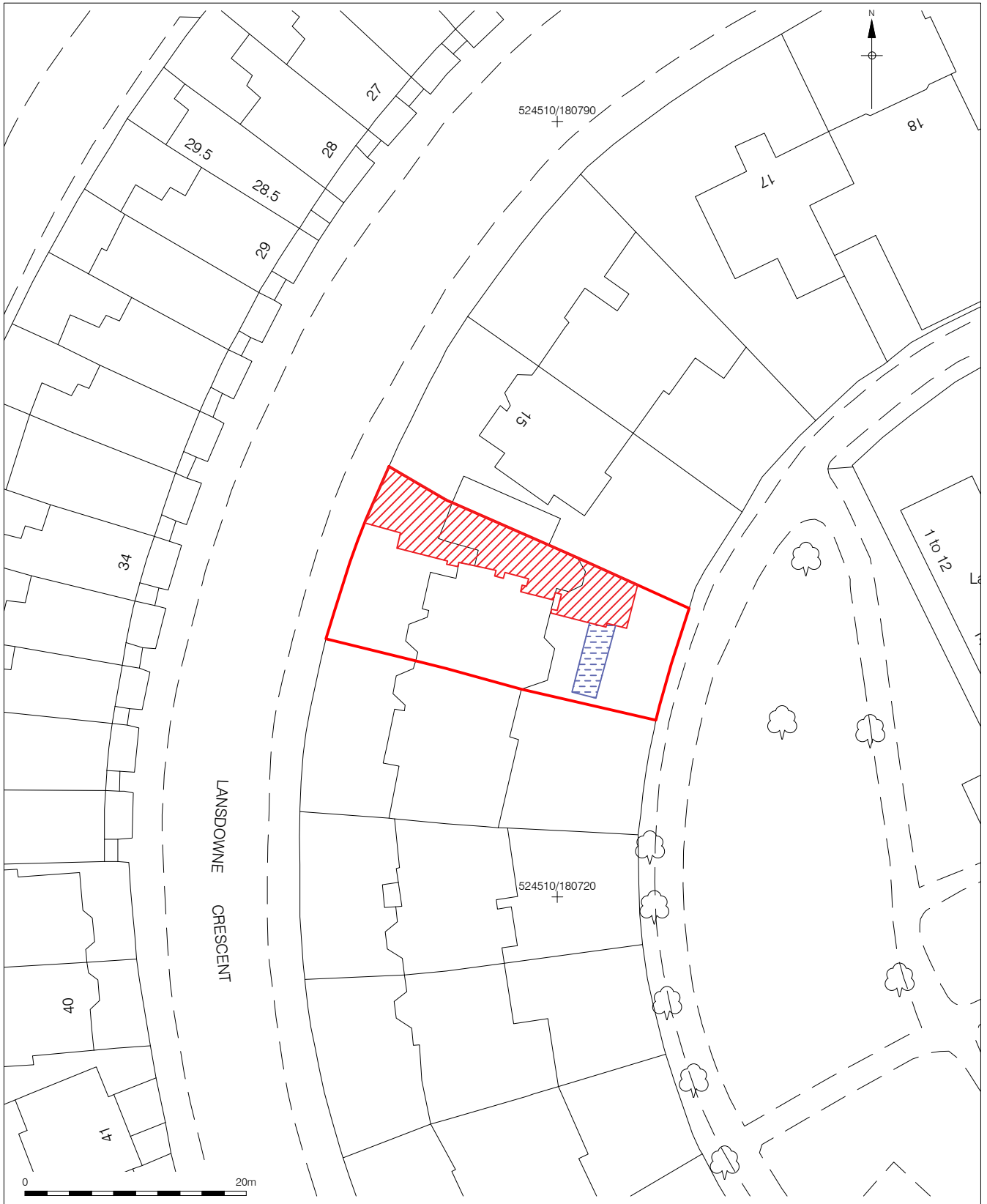


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Figure 1
Site Location
1:20,000 at A4



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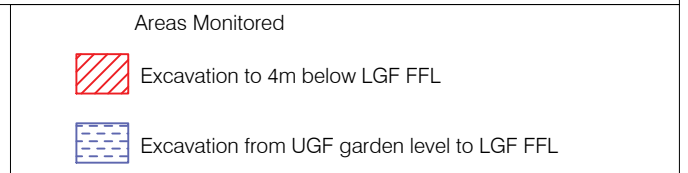


Figure 2
 Location of Areas Monitored
 1:500 at A4

PCA

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