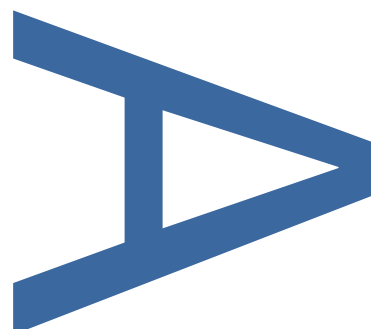
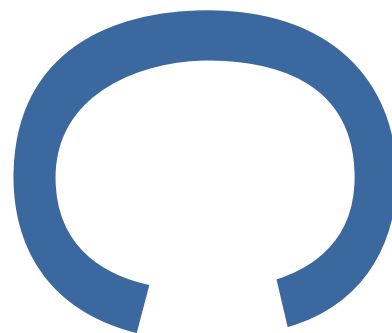


**90 LONG ACRE, COVENT GARDEN,
WESTMINSTER, LONDON WC2E
9FE
AN ARCHAEOLOGICAL WATCHING
BRIEF**

SITE CODE: LGE18

**LOCAL PLANNING AUTHORITY:
CITY OF WESTMINSTER**

DECEMBER 2018



**90 LONG ACRE, COVENT GARDEN, WESTMINSTER, LONDON WC2E 9FE
AN ARCHAEOLOGICAL WATCHING BRIEF**

Site Code: LGE18

Central NGR: TQ 3031 8115

Local Planning Authority: CITY OF WESTMINSTER

Planning Reference:

Commissioning Client: ERITH on behalf of NORTHWOOD INVESTORS INTERNATIONAL LTD

Written/Researched by: Amelia Fairman
Pre-Construct Archaeology Limited

Project Manager: Helen Hawkins (MCIfA)

Rev 1: Arup comments

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December 2018

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DOCUMENT VERIFICATION

Site Name
90 LONG ACRE, COVENT GARDEN, WESTMINSTER, LONDON WC2E
9FE
Type of project

ARCHAEOLOGICAL WATCHING BRIEF
Quality Control

Pre-Construct Archaeology Limited Project Code			K5882
	Name	Signature	Date
Text Prepared by:	A Fairman		18.12.18
Graphics Prepared by:	R Murphy		18.12.18
Graphics Checked by:	M Roughley	M Roughley	19.12.18
Project Manager Sign-off:	H Hawkins	H Hawkins	19.12.18

Revision No.	Date	Checked	Approved
Rev 1 Arup comments	21.12.2018	HH	CM

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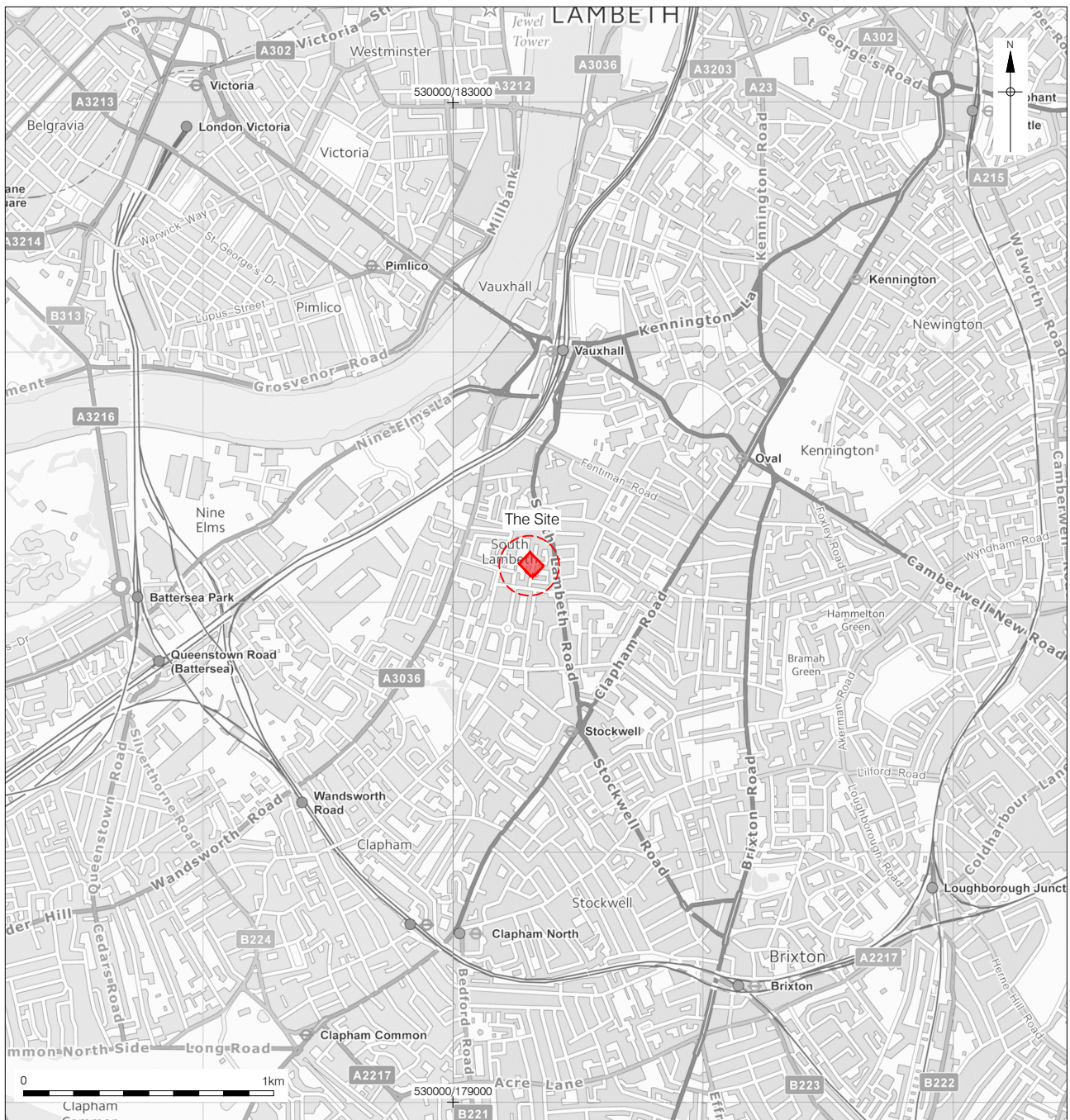
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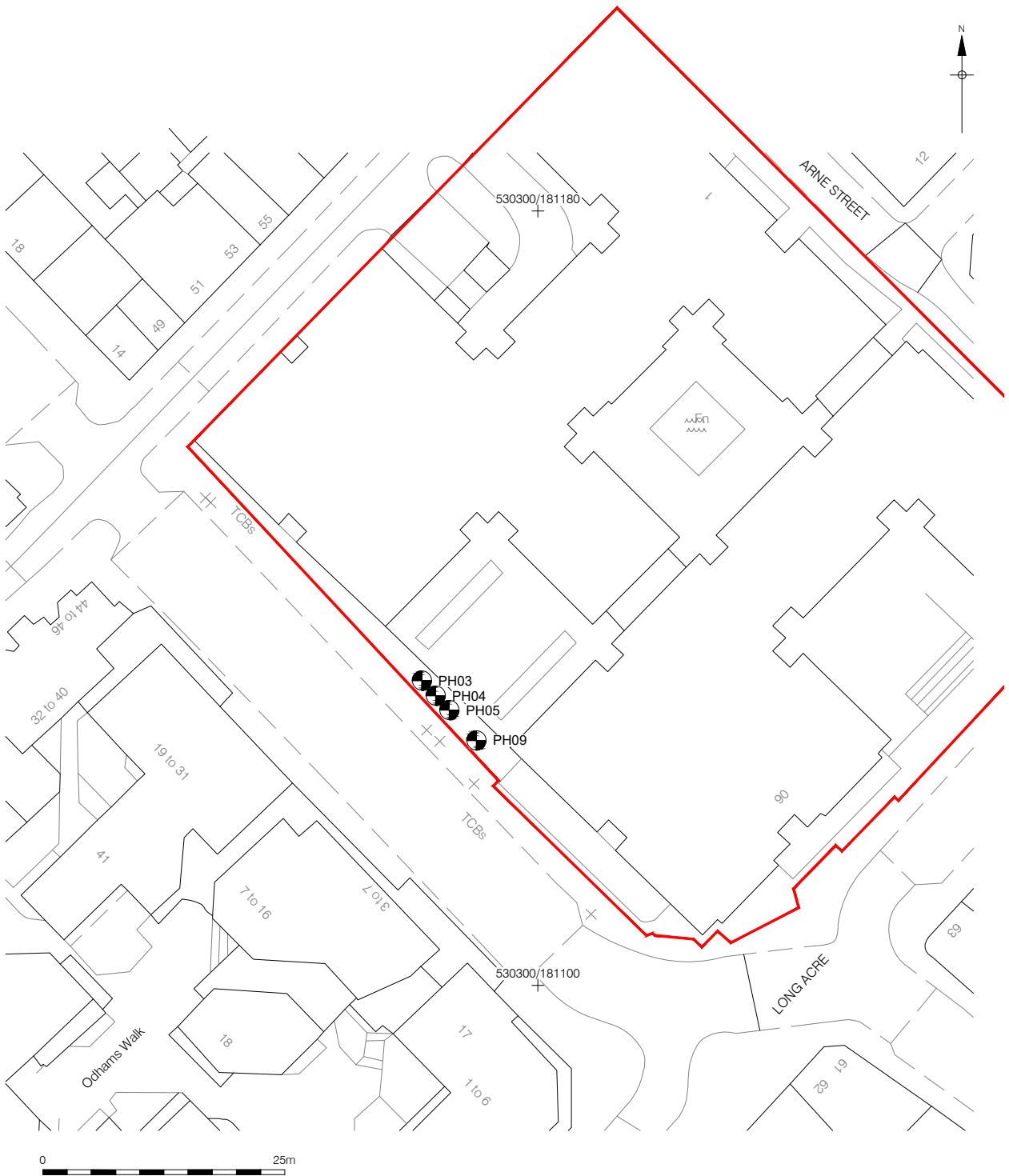
1 INTRODUCTION

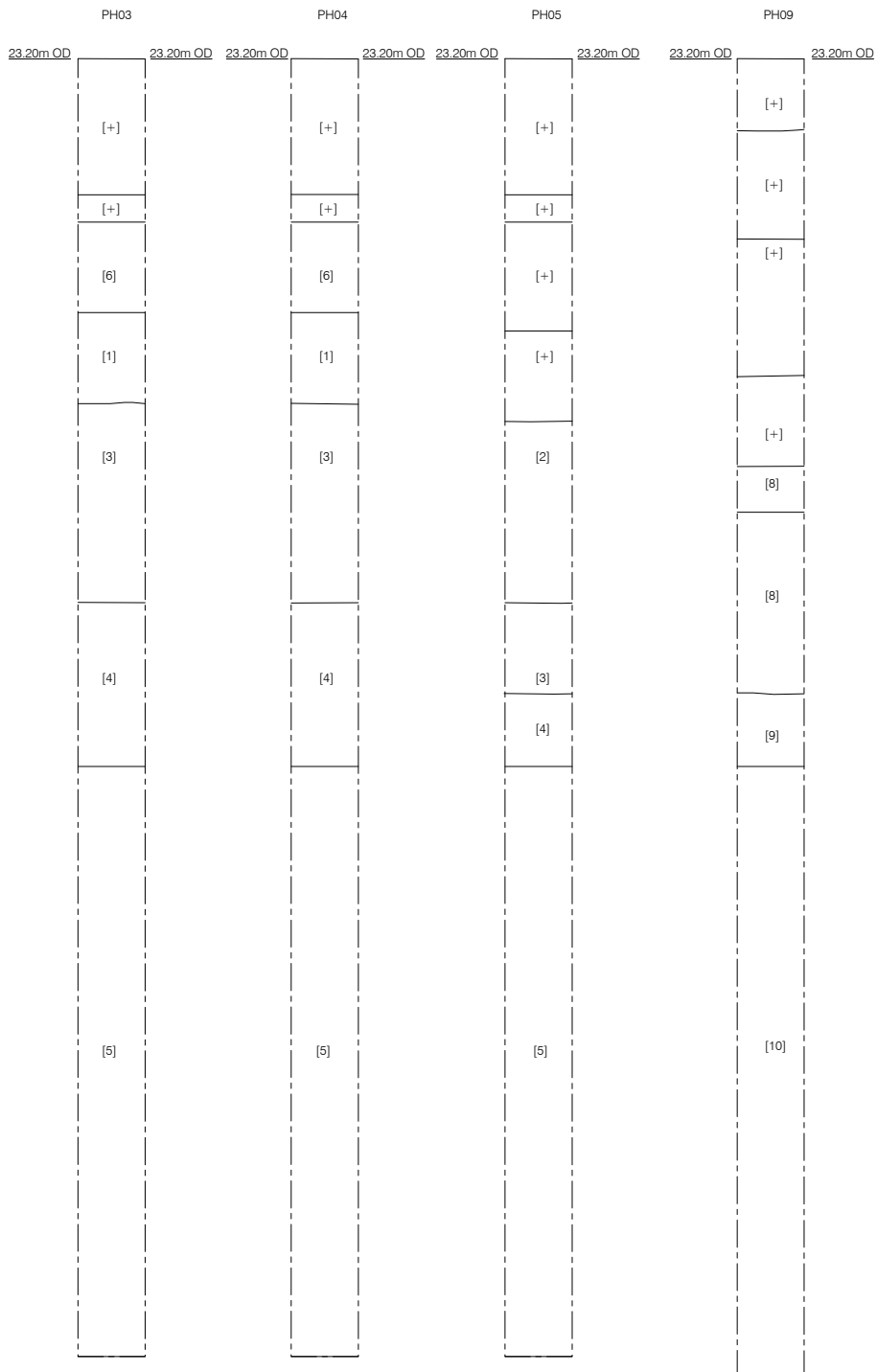
- 1.1.1 Pre-Construct Archaeology Ltd has been commissioned by Erith on behalf of Northwood Investors International Ltd to undertake an archaeological watching brief at 90 Long Acre, Covent Garden in the City of Westminster (Figure 1). Arup has been retained by the client to provide archaeological consultancy management for the development.
- 1.1.2 An archaeological watching brief was carried out by Pre-Construct Archaeology Ltd at 90 Long Acre, Covent Garden during piling works.
- 1.1.3 The site was occupied by a multi-storey office building with a central courtyard and basement, parts of which are two levels deep. The lowest basement floor (at a depth of 16.46m OD) covered approximately one third of the north-western part of the site, with the upper basement occupying approximately half of the site also on the north-western side. The site sloped gently to the north-west and there was a sunken light well around three sides of the building which extended approximately one and half metres below street level.
- 1.1.4 The work undertaken comprised the monitoring of four construction piles sunk along the Endell Street frontage on the west side of the site. These were to be monitored to assess the palaeotopography and presence/absence of any surviving archaeological remains or horizons.
- 1.1.5 The work was carried out according to the Archaeological Specification (Hughes 2018) and the Written Scheme of Investigation (Hawkins 2018), both of which were approved by Diane Abrams of GLAAS, the archaeological adviser to the City of Westminster.
- 1.1.6 The project was managed for PCA by Helen Hawkins, and was supervised by Joe Brooks and Jim Heathcote, all of Pre-Construct Archaeology Limited. The works were carried out between 4th and 9th December 2018.

2 METHODOLOGY

- 2.1.1 Four pile holes were drilled along the western boundary of the site, along the Endell Street frontage. Each pile hole extended to a diameter of 0.75m by over 14m in depth.
- 2.1.2 The piling starter pits were not excavated and therefore not monitored. Monitoring was also not required once the auger encountered and descended through the London Clay in its entirety.
- 2.1.3 The piles were machine bored, under archaeological supervision. During this time the arisings were monitored for archaeological remains and thicknesses of below ground deposits and sequences. The extent and depth of any former basements was also assessed and recorded.
- 2.1.4 The piles were identified as PH3, PH4, PH5 and PH9. Each was excavated from a surface level of 23.20M OD.
- 2.1.5 All deposits were logged and registered on pro-forma recording sheets and sections drawn in 1:20 scale. A photographic record was maintained during all stages of work, and pile locations mapped using engineering plans.
- 2.1.6 A unique site code was obtained from the Museum of London: LGE18
- 2.1.7 Diane Abrams of GLAAS and the Arup engineers were kept informed of progress by the archaeological consultant.







3 SUMMARY OF ARCHAEOLOGICAL SEQUENCE

3.1.1 Due to the nature of excavation, all dimensions should be considered approximate. Similarly, further characterisation of the deposits was not possible due to the limited area of excavation.

3.1.2 Pile hole locations are shown on Figure 2 and Sections shown on Figure 3.

PH03

3.1.3 PH03 revealed the following sequence:

Context No.	Description	Height (m OD)	Thickness (m)
06	Sandy silt with brick rubble and mortar: Demolition layer	21.40	1.00
01	Clay silt with pebbles, brick and oyster shell: Made ground	20.40	1.00
03	Sandy gravel: redeposited natural	19.40	2.20
04	Fine sand: Natural	17.20	1.80
05	London Clay: Natural	15.40	+6.20

3.1.4 Natural horizons were identified from 19.40m OD comprising redeposited gravels overlying sand and London Clay.

3.1.5 The made ground overlying natural horizons may represent a market garden horizon and therefore be of post-medieval date.

3.1.6 Modern layers of demolition, concrete slab and made ground capped the sequence, with a combined depth of 2.80m.

PH04

3.1.7 PH04 revealed the following sequence:

Context No.	Description	Height (m OD)	Thickness (m)
06	Sandy silt with brick rubble and mortar: Demolition layer	21.40	1.00
01	Clay silt with pebbles, brick and oyster shell: Made ground	20.40	1.00
03	Sandy gravel: redeposited natural	19.40	2.20
04	Fine sand: Natural	17.20	1.80
05	London Clay: Natural	15.40	+6.20

3.1.8 Natural horizons were identified at the same elevation as adjacent pile PH03 and of the same composition.

3.1.9 Layer [01] continued into this area from PH03 and was likely a continuation of the garden soil horizon.

3.1.10 Modern deposits of made ground, concrete and demolition sealed the sequence.

PH05

3.1.11 PH05 revealed the following sequence:

Context No.	Description	Height (m OD)	Thickness (m)
01	Clay silt with pebbles, brick and oyster shell: Made ground	20.20	1.00
02	Sandy silt with pebbles: made ground	19.20	2.00
03	Sandy gravel: redeposited natural	17.20	1.00
04	Fine sand: Natural	16.20	0.80
05	London Clay: Natural	15.40	+6.20

3.1.12 The upper natural horizon of reworked gravels [3] was identified at a slightly lower elevation in PH05 by comparison to PH04 and PH03 and may indicate truncation in this area, perhaps related to quarrying. The height of the London Clay however remained consistent with the results of the previously described pile holes.

3.1.13 Natural deposits were overlain by made ground [2], clean of anthropogenic material and therefore undated. This layer has therefore tentatively been incorporated within the same phase as the overlying post-medieval garden soils [1] as seen in PH03 and PH04.

3.1.14 Modern overburden and concrete sealed the upper 3m of the sequence.

PH09

3.1.15 PH09 revealed the following sequence:

Context No.	Description	Height (m OD)	Thickness (m)
07	Silty clay and gravels: redeposited natural	18.70	0.50
08	Sandy silt and gravel: Natural	18.20	2.00
09	Fine sand: Natural	16.20	0.80
10	London Clay: Natural	15.40	+6.20

- 3.1.16 London Clay was identified in PH09 at the same level as seen in the other piling locations. This was overlain by natural sands and gravels. The uppermost horizon was identified at a higher elevation as seen in other locations, this may reflect disturbance and a redeposited sequence as opposed to an untruncated geological horizon.
- 3.1.17 Sand layer [9] was considered to be equal to layer [4] as seen in PH03, PH04 and PH05.
- 3.1.18 No garden soil deposits were identified within PH09.
- 3.1.19 Modern deposits of demolition material and concrete sealed PH09 from ground level with a combined thickness of 4.50m.

4 CONCLUSIONS

Phase 1: Natural

4.1.1 Natural horizons of London Clay were identified from a consistent elevation across the pile hole locations. The overlying layers of sand and gravel exhibited slight differences between the northerly pile holes PH03/PH04 and southerly pile holes PH05/PH09 potentially indicating that the latter two areas had experienced disturbance of the upper geological strata.

Phase 2: Post-Medieval

4.1.2 Post-medieval made ground deposits were identified from comparable levels in both PH03 and PH04. An additional undated deposit, thought to be part of the same sequence was identified in PH05. Furthermore, these horizons were identified from lower elevations in PH05 than in either PH03 or PH04 potentially indicating the presence of a cut feature which had been backfilled.

Phase 3: Modern

4.1.3 All locations monitored were overlain by deposits of modern overburden, including a concrete slab. The installation of the slab within PH09 appeared to have resulted in any surviving earlier horizons being truncated.

4.1.4 No soil materials were identified that could be used for environmental analysis due to the nature of the investigation. There was no strong evidence for early medieval or medieval soil formations or occupation, and nothing sufficient was found for correlating to the historical site development and occupation in the surrounding historic landscape.

4.1.5 The site data recorded will be useful for any onward site redevelopment objectives.

5 ACKNOWLEDGEMENTS

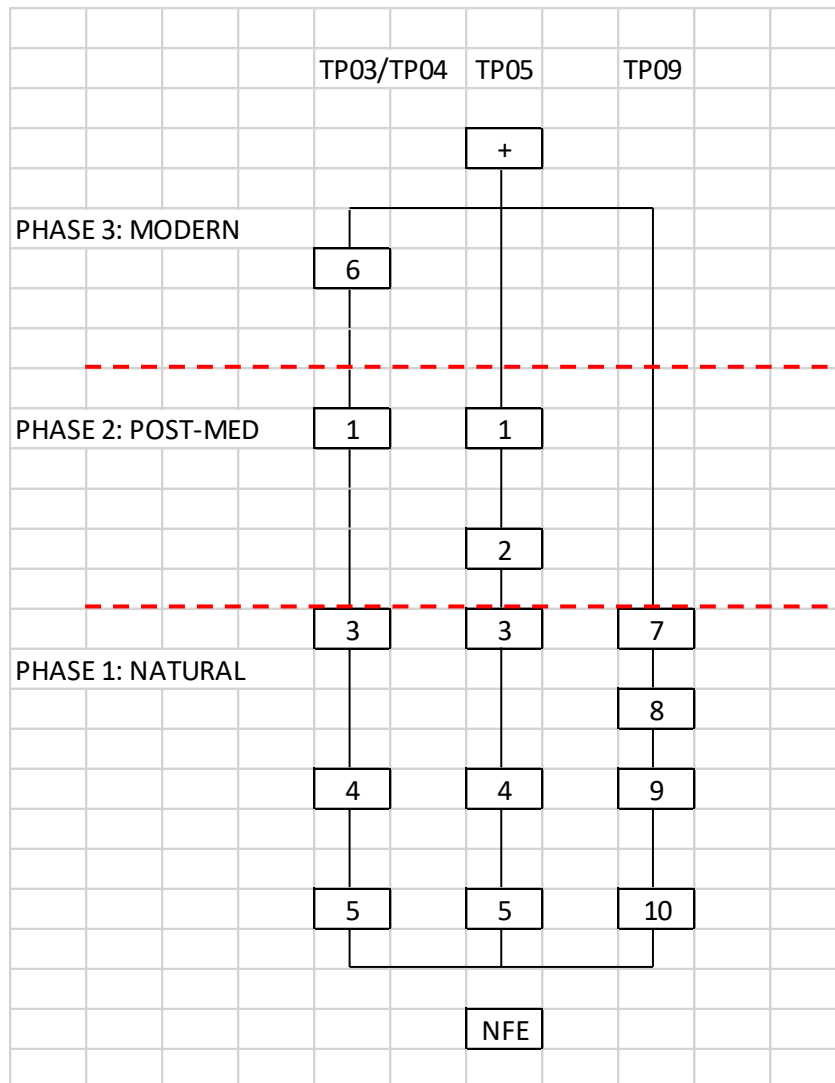
- 5.1.1 Pre-Construct Archaeology Ltd would like to thank Erith for commissioning the project on behalf of Northwood Investors International Ltd. The archaeological consultant for the client was Richard Hughes of Arup.
- 5.1.2 The author would also like to thank Helen Hawkins for her project management and editing, Joe Brooks for supervising the site, Jim Heathcote for his on-site assistance and Ray Murphy for the production of the graphics.

6 BIBLIOGRAPHY

Hughes R 2018 *90 Long Acre, Westminster, London: Archaeological Specification* Arup unpublished document

Hawkins, H, 2018, *Written Scheme of Investigation for Mitigation, including an Archaeological Watching Brief on Piling Enabling Works*, Pre-Construct Archaeology Ltd: unpublished document

APPENDIX 1: SITE MATRIX



APPENDIX 2: OASIS DATA COLLECTION FORM

OASIS ID: preconst1-337190

Project details

Project name	90 Long Acre, Covent Garden, Westminster
Short description of the project	An archaeological watching brief was carried out on piling enabling works at 90 Long Acre, Covent Garden, Westminster, WC2E9EF. This entailed monitoring four pile locations. Made ground dating to the post-medieval period was identified directly overlying natural horizons. A possible cut feature was identified due to differential depths of natural. However, given the narrow scope of observation and means of excavation (piling rig) all interpretations should be considered tentative.
Project dates	Start: 04-12-2018 End: 09-12-2018
Previous/future work	No / Not known
Any associated project reference codes	LGE18 - Sitecode
Type of project	Recording project
Current Land use	Other 3 - Built over
Monument type	LAYER Post Medieval
Investigation type	"Watching Brief"
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER 90 Long Acre
Postcode	WC2E 9FE
Site coordinates	TQ 3031 8115 51.513729600589 -0.121857670345 51 30 49 N 000 07 18 W Point
Height OD / Depth	Min: 17.2m Max: 19.4m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Arup
Project design originator	Helen Hawkins
Project director/manager	Helen Hawkins
Project supervisor	Joe Brooks
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Northwood Investors International Ltd

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAA
Digital Archive ID	LGE18
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	LAA
Paper Archive ID	LGE18
Paper Media available	"Context sheet", "Miscellaneous Material", "Plan", "Section", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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Author(s)/Editor(s)	Fairman, A
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