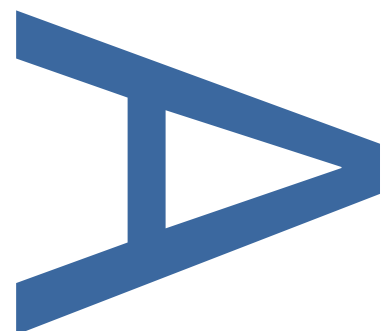
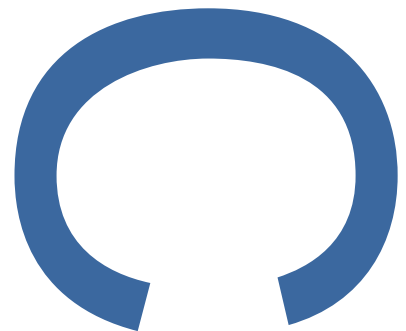


**20 HANOVER TERRACE,
REGENT'S PARK,
CITY OF WESTMINSTER**

**AN ARCHAEOLOGICAL
WATCHING BRIEF**

SITE CODE: HVE19

FEBRUARY 2019



PRE-CONSTRUCT ARCHAEOLOGY


DOCUMENT VERIFICATION

20 HANOVER TERRACE, REGENT'S PARK, CITY OF WESTMINSTER

Type of project

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**20 HANOVER TERRACE, REGENT'S PARK, CITY OF WESTMINSTER
AN ARCHAEOLOGICAL WATCHING BRIEF**

SITE CODE: HVE19

LOCAL PLANNING AUTHORITY: WESTMINSTER CITY COUNCIL

PLANNING REFERENCE: 20 HANOVER TERRACE - 15/09445

CENTRAL NGR: TQ 27474 82633

WRITTEN BY: JAMES LANGTHORNE
PRE-CONSTRUCT ARCHAEOLOGY LIMITED

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COMMISSIONING CLIENT: ARCHAEOLOGY COLLECTIVE

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1 ABSTRACT

- 1.1 This report details the results of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited at 20 Hanover Terrace, Regent's Park, City of Westminster NW1 4RJ. The site is located within a residential area and is centred at National Grid Reference TQ 27474 82633.
- 1.2 Planning permission was granted for the alterations and extensions to enlarge the existing property, including the excavation of a large basement (City of Westminster Planning Ref. 15/09445).
- 1.3 Archaeological monitoring took place during the excavation of underpinning and support structure pits within the former stable block building. The fieldwork was undertaken between the 28th January and 5th February 2019 and constituted Stage 1 of an archaeological investigation at the Hanover Terrace property, as described in the Written Scheme of Investigation for the project (Archaeology Collective 2019).
- 1.4 Successive layers of natural clay and natural gravel and clay were the earliest deposits found in the course of the watching brief at heights between -0.71m and -0.91m below ground level. Natural deposits were superseded by a layer of made ground and the concrete floor of the building.
- 1.5 No archaeological structures, features, or deposits were encountered.
- 1.6 The complete archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under site code HVE19.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited (PCA) at 20 Hanover Terrace, Regent's Park, City of Westminster NW1 4RJ (Figure 1). The site is located within a residential area and is centred at National Grid Reference TQ 27474 82633. The watching brief formed Stage 1 of an archaeological investigation at the property as described in the Written Scheme of Investigation for the project (Archaeology Collective 2019).
- 2.2 The site is located at the western end of an extensive 19th century terrace that overlooks the western aspect of Regent's Park (Figure 1). The watching brief entailed the monitoring of five pits (Excavation Pits 1-5) within the former stable block; a building that lies to the west of the main building, to the south of the property's garden, to the east of a small yard area, and to the north of the garden and garage of 19 Hanover Terrace. The entire Hanover Terrace site occupied an area of approximately 2500 square metres (Figure 2).
- 2.3 The monitoring was undertaken between 28th January and 5th February 2019.
- 2.4 The site lies a short distance to the south of the boundary of the Regent's Park Tier 3 Archaeological Priority Area (APA); a part of London that has remained relatively undeveloped and therefore has a significant potential for undisturbed archaeological remains.
- 2.5 The investigation was conducted by PCA under the supervision of the author, and the project management of Zbigniew Pozorski. The archaeological work was commissioned by Archaeology Collective on behalf of the overall client.
- 2.6 The site archive was identified using the unique site code HVE19. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.7 All works were undertaken in accordance with the following documents:
- *Written Scheme of Investigation: Monitoring/Watching Brief. 2 Kitsbury Road, Berkhamsted* (Archaeology Collective 2018)
 - Historic England Greater London Archaeology Advisory Service: Guidelines for Archaeological Projects in Greater London (HE GLAAS 2015)
 - *Management of Research Projects in the Historic Environment* (MoRPHE) (Historic England 2016)
 - *Standard and guidance for an archaeological watching brief* (Chartered Institute for Archaeologists (CIfA) 2014).
 - Taylor, J & Brown, G. 2009, *Fieldwork Induction Manual: Operations Manual*, PCA

3 PLANNING BACKGROUND

3.1 Despite the site being located to the south of the Regent's Park APA, the garden area of the property is a green space that has seen relatively little change and therefore has the potential to preserve below ground deposits. Furthermore, its change of use from parkland into a formal garden has been cited as being of archaeological interest within a letter from Historic England Greater London Archaeological Advisory Service (GLAAS) to the City of Westminster dated 25th October 2015.

3.2 A planning application (City of Westminster Planning Reference: 20 Hanover Terrace - 15/09445) has been granted. The proposed works comprise:

Excavation of basement extension including swimming pool below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwelling house.

3.3 Condition (8) of the planning permission requires an archaeological evaluation in order to inform any subsequent archaeological mitigation works at the property.

3.4 Consequently, a Written Scheme of Investigation was prepared by Archaeology Collective (2019) and approved by GLAAS. The proposed archaeological investigation was to consist of two stages:

Stage 1 - *Attendance/monitoring during slab breaking and underpinning. Monitoring by archaeologists being an appropriate way to evaluate these works, bringing the archaeological work/operatives under the wing of the lead contractor doing this work. As agreed with GLAAS this work is due to happen within January 2019 in advance of further below ground construction. This is chronologically separate from the later 'main' works.*

Stage 2 - *Trenching on the main works area (for the new basement). This trial trench evaluation will require a separate WSI and the location of trenches will need to take into account development related impact as well as the constraints (on site) from existing utilities and trees.*

3.5 This report presents the results of Stage 1 of the archaeological investigation at 20 Hanover Terrace.

4 RESEARCH DESIGN

- 4.1 As outlined in the Written Scheme of Investigation (Archaeology Collective 2019), the archaeological work was designed to determine the presence or absence of surviving deposits and features at the site and, if present, to investigate and record them.
- 4.2 The investigation also sought to clarify the nature and extent of existing disturbance and intrusions, and hence assess the degree of archaeological survival.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

- 5.1.1 A geotechnical investigation (Ground Engineering 2015) at the Hanover Terrace site described the natural geology of this site as:

...a surface layer of made ground resting on the superficial deposits of Langley Silt (formerly known as brickearth) and an approximately 1m thick layer of Lynch Hill Gravel. The anticipated solid geology of the London Clay Formation was met at depths between 3.00 and 3.50m.

5.2 Topography

- 5.2.1 The Hanover Terrace site lies at approximately 31.50m OD and inclines gently towards the course of the now diverted river Tyburn to the south-east of the property.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 6.1 The archaeological and historical background to the site has been detailed in two Archaeological Statement documents by The Jessop Consultancy in 2014 and Purcell in 2015 respectively (Archaeology Collective 2019).
- 6.2 These documents indicated that Regent's Park was open land, principally used for hunting or farming. Isolated finds dating to the prehistoric and Roman periods have been recovered from unspecified locations within the park, and there is a reference to the village of Rugmore in the Domesday Book. To date this medieval village within the Regent's Park APA has not been found.
- 6.3 There is a lack of finds in the locality dating to the post-medieval period, but structures, features or deposits relating to demolished 19th century buildings or wartime usage may still be extant.
- 6.4 20 Hanover Terrace itself was designed by John Nash and was built between 1823 and 1826.

7 ARCHAEOLOGICAL METHODOLOGY

- 7.1 The proposed methodology of the archaeological work was detailed in the site-specific Written Scheme of Investigation (Archaeology Collective 2019) and comprised the archaeological monitoring of three underpinning pits, Excavation Pits 1, 4 and 5, and two support structure pits, Excavation Pits 2 and 3 (Figure 2). Further pits were not monitored as agreed with GLAAS.
- 7.2 Following breaking of the concrete slab that forms the current floor of the former stable block excavation was initially performed using a mini digger, with subsequent excavation requiring use of hand tools. All excavations were archaeologically monitored by the author. The dimensions of each Excavation Pit are detailed in the following table:

Excavation Pit	Purpose of Excavation	North-South at base (m)	East-West at base (m)	Maximum Depth (m)
1	Underpinning	1.95	1.70	3.00
2	Support structure	1.24	1.30	2.50
3	Support structure	1.24	1.29	2.60
4	Underpinning	1.89	1.50	3.00
5	Underpinning	1.90	1.50	3.00

- 7.3 All recording systems adopted during the investigation were fully compatible with those most widely used elsewhere in London; presented in *PCAs Operations Manual 1* (Taylor & Brown 2009/2018). Individual descriptions of all archaeological and geological deposits were entered onto *pro-forma* recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans of each Excavation Pit being at a scale of 1:20 and the sections at either 1:10 or 1:20 as appropriate.
- 7.4 It was not possible to establish an accurate datum height within the former stable block in the course of the watching brief. However, heights below ground level, the concrete floor of the building, have been indicated on the appropriate plans and sections. A digital photographic record was maintained during the works.
- 7.5 The complete archive produced during the monitoring exercise, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the allocated site code HVE19.

8 THE ARCHAEOLOGICAL SEQUENCE

8.1 Phase 1: Natural (Figures 2 & 3 and Plates 1, 2 & 4)

8.1.1 The earliest deposit encountered in both support structure pits and all three underpinning pits was firm but friable, mottled reddish brown clay and light-mid grey gravel identified as [3] in Excavation Pit 1, [6] in Pit 2, [9] in Pit 3, [12] in Pit 4 and [15] in Pit 6. The profile of the natural gravels did appear to undulate, being found at heights between -1.50m and -1.70m below ground level in Excavation Pits 2-5 and significantly deeper at -2.18m below ground level in Excavation Pit 1.

8.1.2 Natural gravel [3]/[6]/[9]/[12]/[15] was subsequently sealed in all five Excavation Pits by naturally deposited firm, light reddish brown clay with occasional-moderate gravel inclusions. The details of the natural clay in each Excavation Pit are summarized in the table below:

Context no.	Excavation Pit	Maximum depth (m)	Height below ground level (m)
2	1	1.40	-0.78
5	2	0.75	-0.84
8	3	0.60	-0.90
11	4	0.72	-0.78
14	5	0.99	-0.71

8.2 Phase 2: Modern (Figures 2 & 3 and Plates 3 & 4)

8.2.1 Overlaying natural clay [2]/[5]/[8]/[11]/[14] was a layer of firm, friable, mid-light reddish grey sandy clay with mid grey brown mottling and occasional angular, sub-rounded and rounded pebbles, and moderate-frequent brick and concrete rubble. This deposit of made ground was recorded as [1] in Excavation Pit 1, [4] in Excavation Pit 2, [7] in Excavation Pit 3, [10] in Excavation Pit 4, and [13] in Excavation Pit 5. The made ground varied between 0.53-0.72m thick and was encountered at a height of -0.18m below ground level in all five Excavation Pits.

8.2.2 All deposits were sealed by the 0.18m thick concrete slab [+] that formed the floor surface of the former stable block.

9 RESEARCH QUESTIONS

9.1 The Written Scheme of Investigation (Archaeology Collective 2019), prepared prior to the commencement of archaeological work, highlighted a set of objectives to be addressed by the investigation. The results of the investigation provided following answers to those objectives:

- *To determine the presence or absence of archaeological deposits or remains.*

No *in-situ* archaeological deposits or remains were identified during the archaeological watching brief within the former stable block.

- *To record the character, date, location and preservation of any archaeological remains on site.*

No archaeological structures, features, deposits, or residual finds were encountered in the course of the watching brief.

- *To record the nature and extent of any previous damage to archaeological deposits or remains on site.*

No discrete truncations were evident within the stratigraphic sequence revealed during the archaeological investigation. However, the presence of made ground immediately overlying natural clay indicated that any potential archaeological deposits pre-dating the former stable block would have been completely truncated by the construction of that building.

10 CONCLUSIONS

- 10.1 The archaeological watching brief demonstrated that no significant archaeological features or horizons were extant at the Hanover Terrace property, and it was considered possible that any potential archaeological features or deposits may have been entirely truncated during the construction of the former stable block.
- 10.2 Naturally deposited clay was found in all five Excavation Pits at heights between -0.71m and -0.91m below ground level.

11 ACKNOWLEDGEMENTS

- 11.1 Pre-Construct would like to thank Joe Abrams of Archaeology Collective for commissioning the work on behalf of Purcell. We also thank Diane Abrams and Louise Davies of the Historic England Greater London Archaeological Advisory Service, the Archaeology Advisors to the City of Westminster, for their input and advice to the project.
- 11.2 The author would also like to thank Frank Freeman and the contractors from Knight Build Limited for all of their help on the site, Zbigniew Pozorski for his project management and editing this report, and Diana Valk for the illustrations.

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- Historic England, 2016, Management of Research Projects in the Historic Environment MoRPHE
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PLATES



Plate 1: North-east facing view of underpinning in Excavation Pit 1.

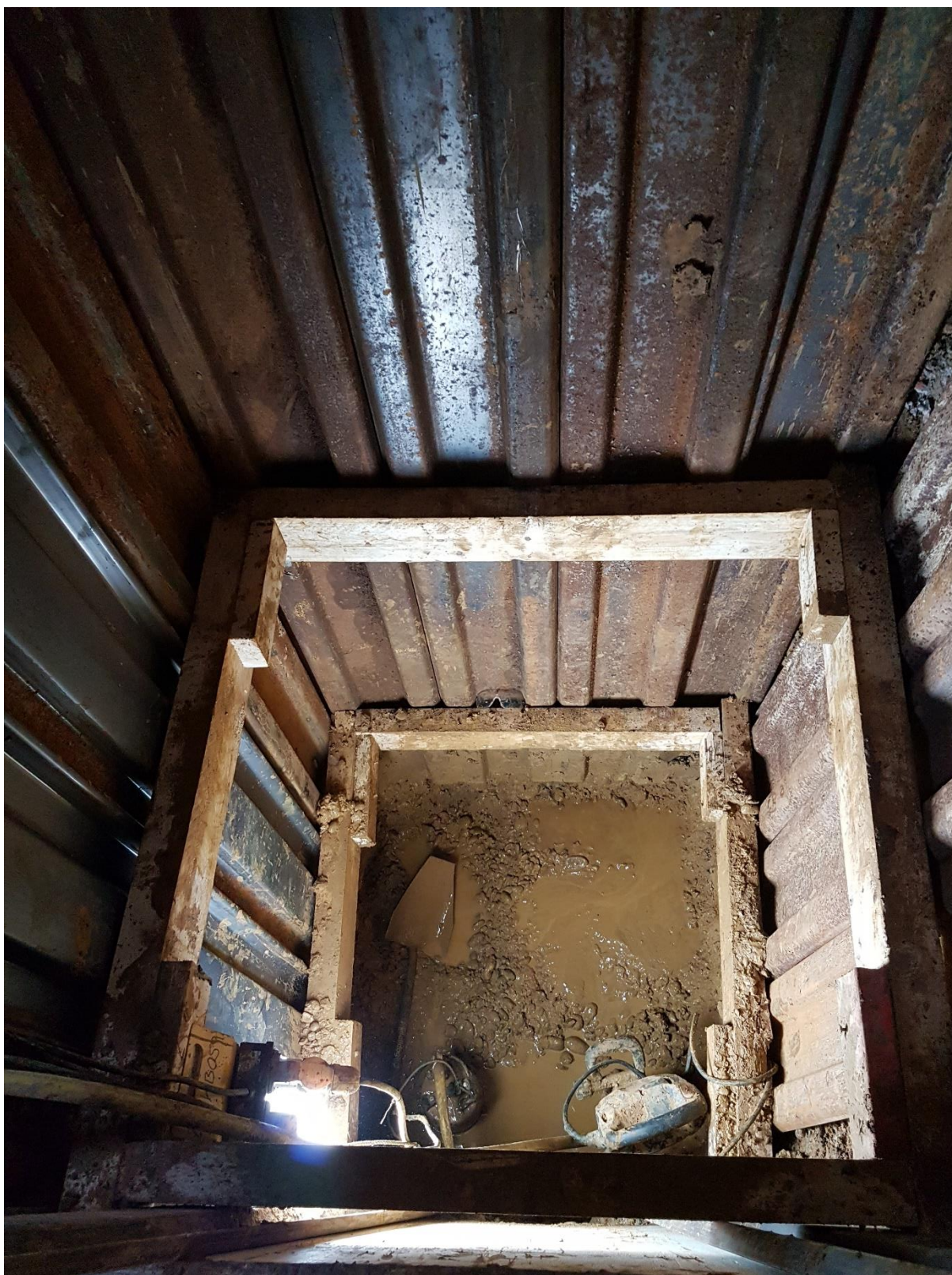


Plate 2: East facing view of base of Excavation Pit 2.

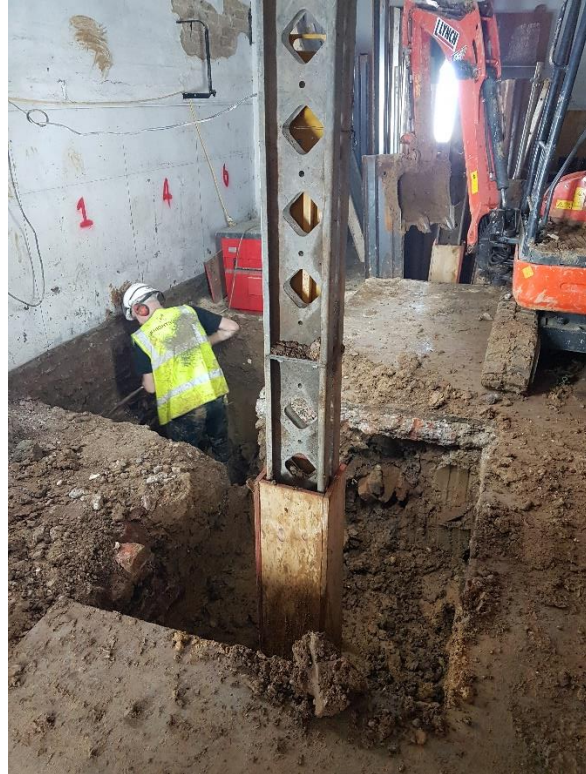
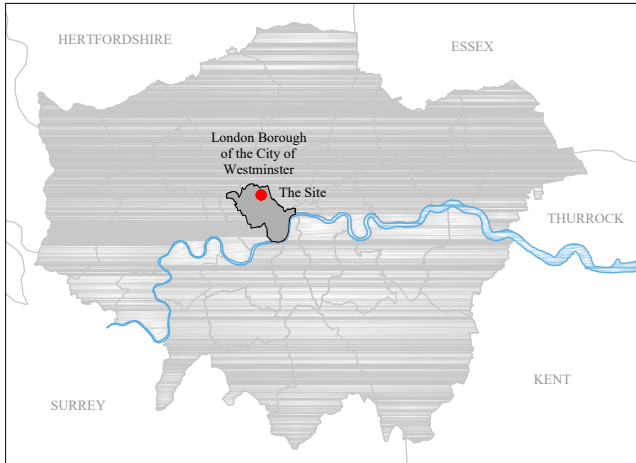
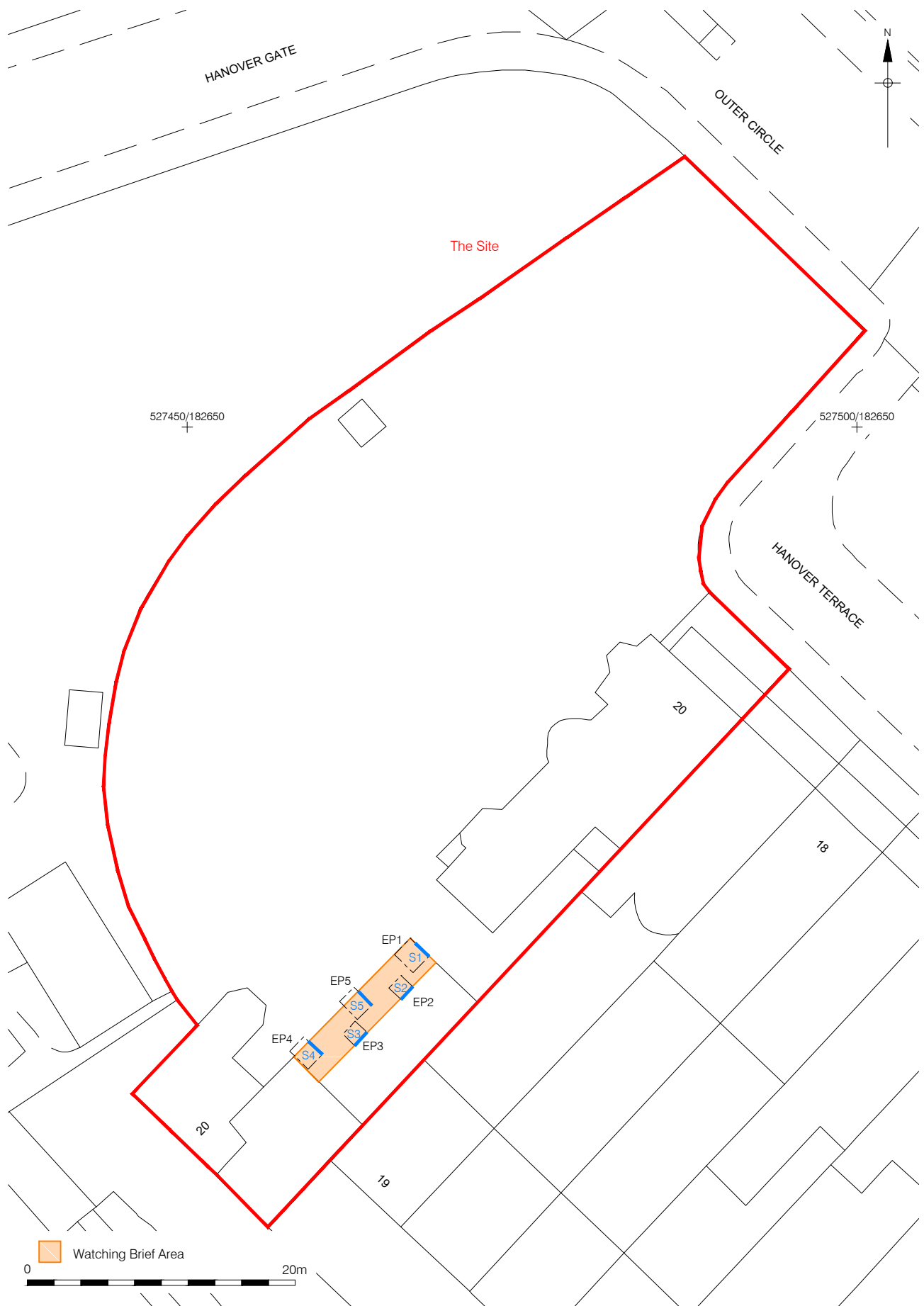


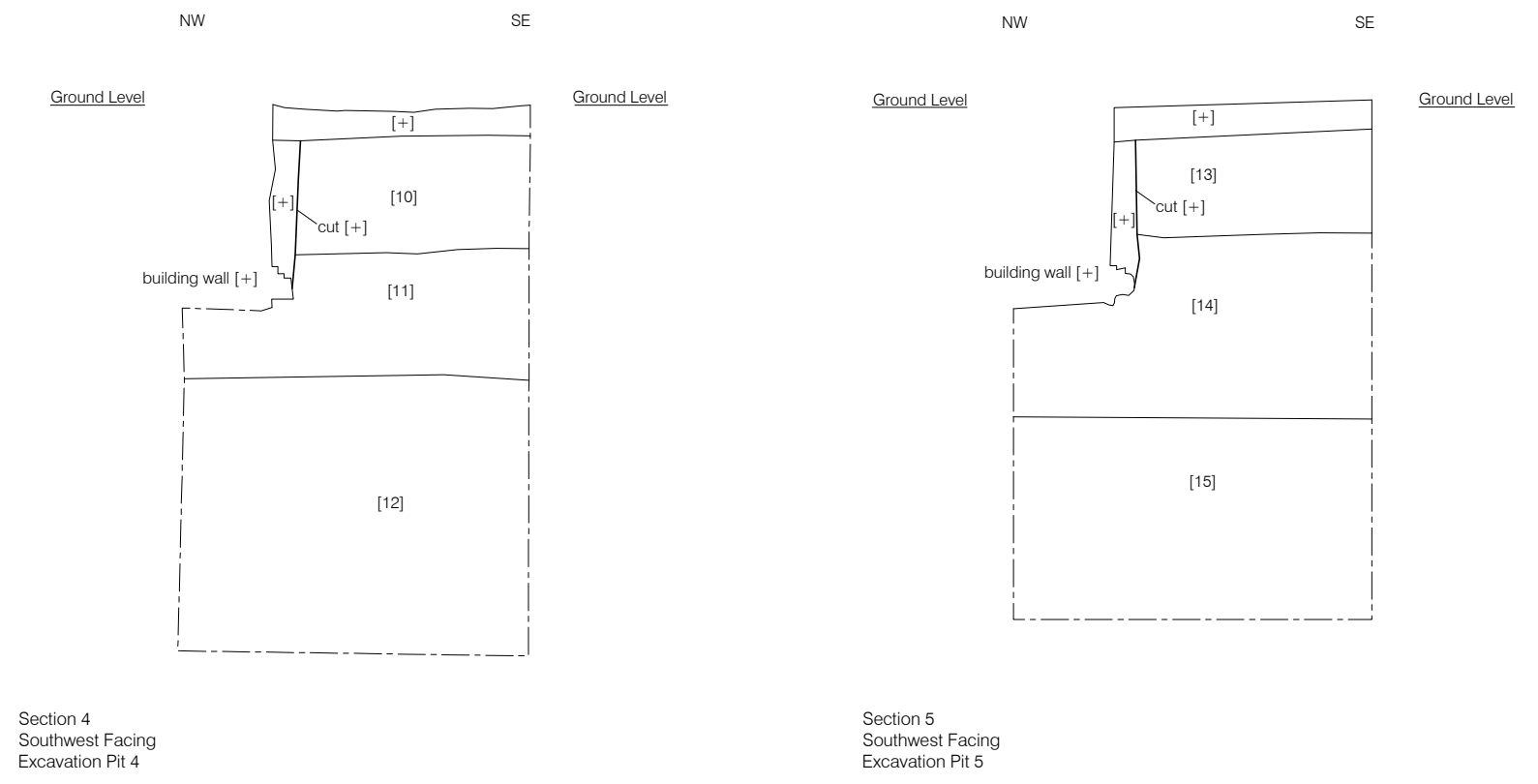
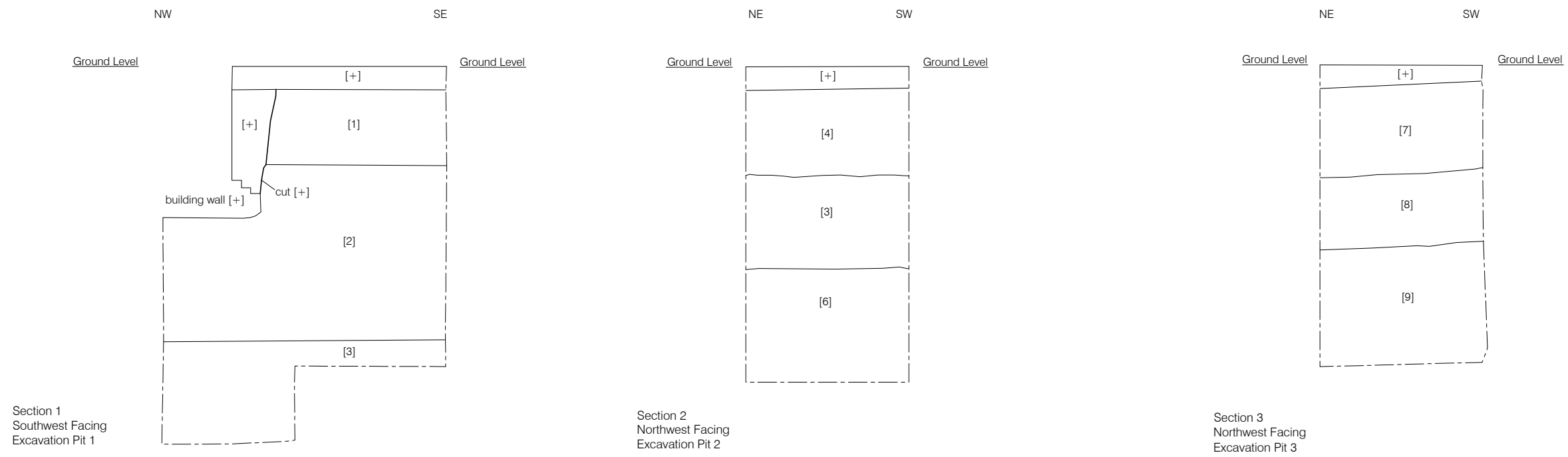
Plate 3: North-East facing view of Excavation Pits 3 (foreground) and 5 (background).



Plate 4: West facing section in Excavation Pit 5.







APPENDIX 1: CONTEXT INDEX

Context	Context Type	Description	North-South (m)	East-West (m)	Depth (m)	Height (below ground level)
1	Layer	Made ground	1.40	1.70	0.60	-0.18m
2	Layer	Natural clay	1.95	1.70	1.40	-0.78m
3	Layer	Natural gravel	1.95	1.70	0.81	-2.18m
4	Layer	Made ground	1.24	1.30	0.69	-0.18m
5	Layer	Natural clay	1.24	1.30	0.75	-0.84m
6	Layer	Natural gravel	1.24	1.30	0.88	-1.59m
7	Layer	Made ground	1.24	1.29	0.72	-0.18m
8	Layer	Natural clay	1.24	1.29	0.60	-0.90m
9	Layer	Natural gravel	1.24	1.29	0.97	-1.50m
10	Layer	Made ground	1.41	1.50	0.60	-0.18m
11	Layer	Natural clay	1.89	1.50	0.72	-0.78m
12	Layer	Natural gravel	1.89	1.50	1.68	-1.50m
13	Layer	Made ground	1.40	1.50	0.53	-0.18m
14	Layer	Natural clay	1.90	1.50	0.99	-0.71m
15	Layer	Natural gravel	1.90	1.50	1.30	-1.70m

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-342202

Project details

Project name	20 Hanover Terrace, Regent's Park, City of Westminster
Short description of the project	An archaeological watching brief monitoring the excavation of 5 underpinning and structural support pits within a former stable block at the Hanover Terrace property. Successive layers of natural clay and natural gravel and clay were the earliest deposits found in the course of the watching brief at heights between -0.71m and -0.91m below ground level. Natural deposits were superseded by a layer of made ground and the concrete floor of the building. No archaeological structures, features, or deposits were encountered.
Project dates	Start: 28-01-2019 End: 05-02-2019
Previous/future work	No / Not known
Any associated project reference codes	HVE19 - Sitecode
Type of project	Recording project
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	MADE GROUND Modern
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 20 Hanover Terrace
Postcode	NW1 4RJ
Study area	2500 Square metres
Site coordinates	TQ 27474 82633 51.527706943261 -0.162173149633 51 31 39 N 000 09 43 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Archaeology Collective

Project design originator Joe Abrams

Project director/manager Zbigniew Pozorski

Project supervisor James Langthorne

Type of sponsor/funding body

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Archive ID HVE19

Digital Contents "none"

Digital Media available "Images raster / digital photography"

Paper Archive recipient LAARC

Paper Archive ID HVE19

Paper Contents "none"

Paper Media available "Context sheet", "Drawing", "Plan", "Report", "Section"

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