60-62 ST MARTIN'S LANE, 23-26 NEW ROW, CITY OF WESTMINSTER

AN ARCHAEOLOGICAL
MONITORING EXERCISE

**JANUARY 2008** 

#### **DOCUMENT VERIFICATION**

# 60-62 ST MARTIN'S LANE, 23-26 NEW ROW, CITY OF WESTMINSTER: PHASE 2

# AN ARCHAEOLOGICAL MONITORING EXERCISE

# **Quality Control**

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Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd Unit 54 Brockley Cross Business Centre 96 Endwell Road London SE4 2PD An Archaeological Monitoring Exercise at 60-62 St Martin's Lane, 23-26 New Row, City of Westminster: Phase 2

Site Code: NEO 07

Central National Grid Reference: TQ 3008 8080

Written and Researched by Paw Jorgensen

**Pre-Construct Archaeology Limited, January 2008** 

**Project Manager: Chris Mayo** 

Commissioning Client: CgMs Consulting on behalf of Trident Building

Services working for ING Covent Garden Ltd Partnerships

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#### 1 ABSTRACT

- 1.1 This report details the working methods and results of the second phase of an archaeological monitoring exercise undertaken by Pre-Construct Archaeology Limited of land at 60-62 St Martin's Lane, 23-26 New Row, City of Westminster.
- 1.2 The archaeological work was implemented in advance of the proposed development of a six-storey building.
- 1.3 A single trench was excavated within the site at the rear of 62 St Martin's Lane; elsewhere the site had been truncated away by double basemented structures and bomb damage during the Second World War (Gailey 2007a, 9). Several archaeological features were discovered during the excavation of the trench. Most of these dated to the 18<sup>th</sup> and 19<sup>th</sup> centuries. However, a few of the features identified dated to the earlier post-medieval period.

#### 2 INTRODUCTION

- 2.1 An archaeological monitoring exercise was conducted by Pre-Construct Archaeology Ltd. of land at 60-62 St Martin's Lane, 23-26 New Row, City of Westminster (Figure 1), in advance of a redevelopment.
- 2.2 Pre-Construct Archaeology Ltd has previously conducted a first phase of works, an evaluation trench, at the same site in July 2007 (Holden 2007). That trench, called TP1, was located within the single basement of the former building at the site to confirm the presence or absence of archaeological remains. The work confirmed that the single basement of the previous building at the site had truncated all surface deposits to the level of the underlying London Clay. The second phase monitoring exercise was located in the only part of the site which had survived truncation by basements, at the rear of 62 St Martins Lane.
- 2.3 The second phase monitoring exercise was conducted in two stages between the 28<sup>th</sup> and 29<sup>th</sup> November 2007, 17<sup>th</sup> and 18<sup>th</sup> December 2007 and the 7<sup>th</sup> and the 10<sup>th</sup> January 2008 and commissioned by CgMs Consulting on behalf of Trident Building Services working for ING Covent Garden Ltd Partnerships.
- 2.4 The excavation of a single trench was undertaken on the site (Figure 2), following the removal of the surface concrete slab. During the excavation a number of archaeological features were identified. Most of these dated to the 18<sup>th</sup> and 19<sup>th</sup> centuries with a few dating to the early post-medieval period.
- 2.5 The National Grid Reference of the site centre is TQ 3008 8080.
- 2.6 The site was given the unique code NEO 07.
- 2.7 The monitoring exercise was supervised by Stuart Holden and assisted by the author with the project managed by Chris Mayo for Pre-Construct Archaeology.

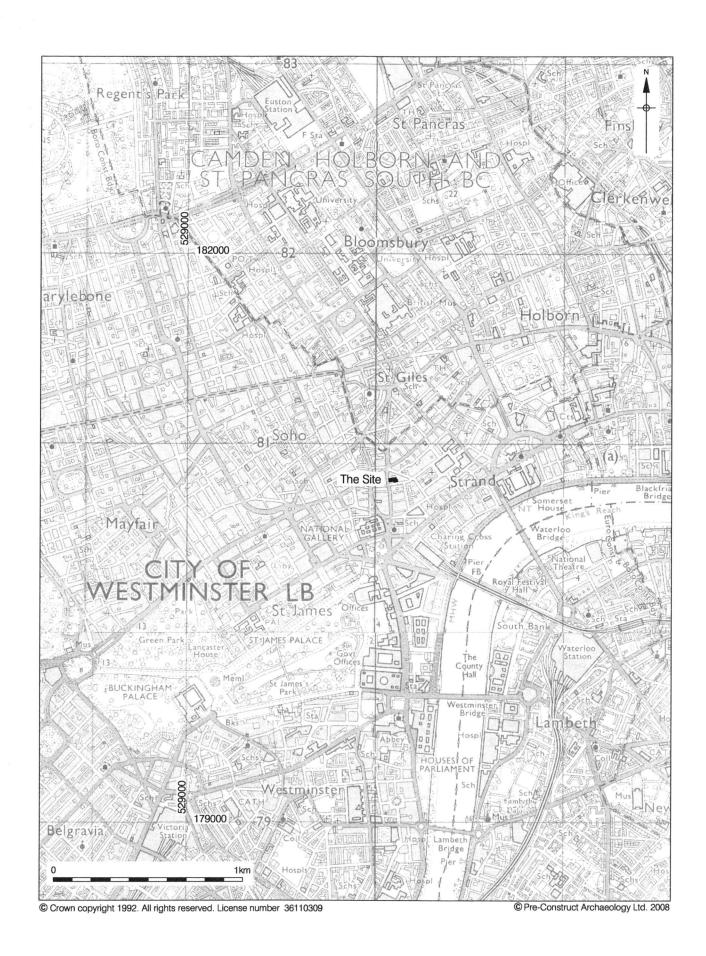
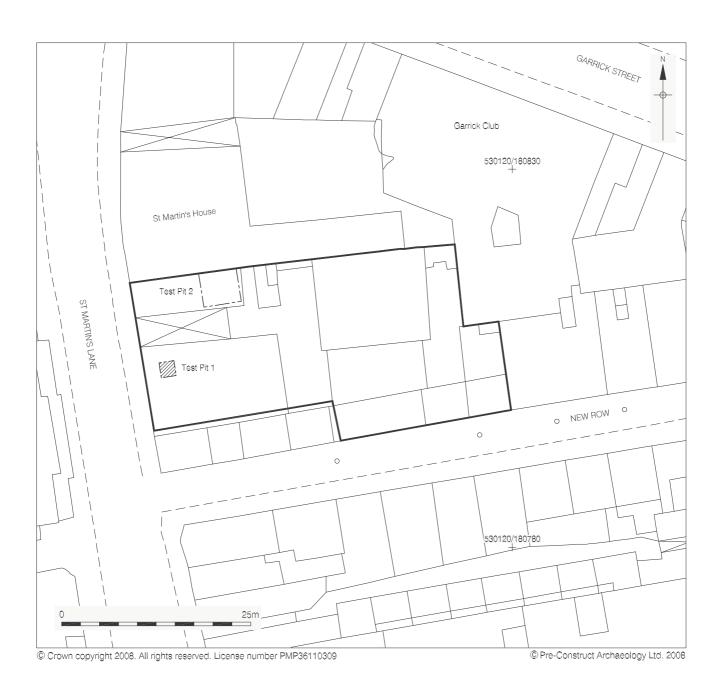


Figure 1 Site Location 1:20,000 at A4



accavated in August 2007

#### 3 PLANNING BACKGROUND AND RESEACH OBJECTIVES

#### 3.1 Planning Background

- 3.1.1 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. In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provided guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.1.2 The advice states 'the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled. Developers and local authorities should take into account archaeological considerations and deal with them from the beginning of the development control process' (paragraph 18).
- 3.1.2 It also states 'where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation' (paragraph 8).

#### 3.2 Archaeology in Westminster

- 3.2.1 The site is located within an Area of Special Archaeological Priority Area of Lundenwic as defined in the City of Westminster's Unitary Development Plan adopted 24 January 2007.
- 3.2.2 The Council's Archaeology Policy is as follows:

DES 11: SCHEDULED ANCIENT MONUMENTS, AREAS AND SITES OF ARCHAEOLOGICAL PRIORITY AND POTENTIAL

#### Aim

10.147 To identify archaeological remains of national and local importance, conserve them in their settings, and provide public access to them. Where new development is proposed on sites of archaeological potential, to ensure adequate archaeological impact assessment, followed by appropriate provision for preservation or investigation, recording, and publication.

POLICY DES 11: SCHEDULED ANCIENT MONUMENTS, AREAS AND SITES OF ARCHAEOLOGICAL PRIORITY AND POTENTIAL

(A) Scheduled Ancient Monuments

Permission for proposals affecting the following Scheduled Ancient Monuments, or their settings, will be granted providing that their archaeological value and interest is preserved:

- 1) the Chapter House and Pyx Chamber in the Cloisters, Westminster Abbey
- 2) the Jewel Tower.
- (B) Areas and Sites of Special Archaeological Priority and Potential
- Permission will be granted for developments where, in order of priority:
- 1) all archaeological remains of national importance are preserved in situ

- 2) remains of local archaeological value are properly, evaluated and, where practicable, preserved in situ
- 3) if the preservation of archaeological remains in situ is inappropriate, provision is made for full investigation, recording and an appropriate level of publication by a reputable investigating body.

#### Policy application

- 10.148 There are three categories of archaeological remains. In order of importance they are:
- a) Scheduled Ancient Monuments: nationally important remains which are scheduled under the Ancient Monuments and Archaeological Areas Act 1979
- b) Areas of Special Archaeological Priority: areas rich in archaeological remains, where ground works are likely to reveal archaeological remains
- c) Sites of Archaeological Significance and Potential: areas where archaeological remains are known or thought likely to exist.
- 10.149 These locations are listed in the Sites and Monuments Record maintained by English Heritage. The Areas of Special Archaeological Priority are Lundenwic and Thorney Island; Paddington and Lillestone Villages; Marylebone Village; Tyburn Settlement and Ebury Village. The archaeological data produced by the Museum of London and English Heritage provide more detailed information, including further sites and areas of archaeological significance and potential within Westminster. Areas of Special Archaeological Priority are illustrated on Maps 10.3-10.7. Information on these and other sites of archaeological priority and potential are available from the Greater London sites and monuments record maintained by English Heritage.
- 10.150 In considering applications for development of land with archaeological potential, the City Council will require an archaeological assessment detailing the potential impact of development upon surviving archaeological remains. Should archaeological evaluation and investigations be required, it must be undertaken in accordance with a written scheme of investigation approved by the City Council. The Greater London Archaeology Advisory Service provides guidance papers detailing these procedures. With respect to policy DES 11 B (3), investigation may include a watching brief and, or, a full excavation.
- 10.151 The City Council will seek professional archaeological advice as appropriate and will encourage applicants proposing development to do the same. Where development may affect land of archaeological priority or potential, the City Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals. In this way the Council and the applicant will have sufficient information upon which an informed planning decision, incorporating appropriate archaeological safeguards, may be based. Such safeguards normally consist of design measures to ensure the permanent preservation of archaeological remains in situ or, where that is not appropriate, archaeological rescue investigations in advance of development. The results and finds from archaeological investigations also need to be analysed, interpreted, presented to the public and curated for future use. Attention is drawn to the advice contained within the code of practice prepared by the British Archaeologists' and Developers Liaison Group.

#### Reasons

- 10.152 Archaeological remains are important evidence of the City's past and are a valuable historical, educational and tourist resource. They are finite and fragile; once lost, they cannot be recovered. The City Council considers that the archaeology of Westminster is a national as well as a local asset and that its preservation is a legitimate objective, against which the needs of development must be carefully balanced and assessed. The destruction of such remains should be avoided wherever possible and should never take place without prior archaeological excavation and record.
- 10.153 The most important archaeological remains are scheduled and are protected under the Ancient Monuments and Archaeological Areas Act 1979. Where works to such sites and their setting are proposed, including repair, scheduled ancient monument consent is required.
- 10.154 The London Plan states at Policy 4.C.10 that boroughs "should give careful consideration to the relationship between new development and the historic environment including archaeological areas, including tidal foreshores...". National planning guidance is set out in PPG16: Archaeology and Planning, issued in November 1990.
- 10.155 The preservation of Westminster's archaeological heritage is a material planning consideration and applicants will need to show that proposed development is compatible with the objectives of the City Council's archaeological policy. The Council will wish to implement that policy under relevant legislation and statutory guidance and by means of legal agreements and planning conditions.

#### 3.3 Research Objectives

3.3.1 The objectives of the monitoring exercise are to define the character and extent of the archaeological remains, and thus indicate the weight, which ought to be attached to

their preservation or mitigation. On the basis of the archaeological deposits found in the immediate vicinity it is unlikely that preservation in situ will be an issue at this site, but that the monitoring exercise will provide information useful for making an informed and reasonable planning decision regarding any further mitigation.

- 3.4 Diane Walls, English Heritage Greater London Archaeological Advisory Service (GLAAS), inspected the works on behalf of the City of Westminster.
- 3.5 There were no Scheduled Ancient Monuments within the footprint of the development.

#### 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 An Archaeological Impact Assessment (Gailey, 2007a) was compiled prior to the commencement of the monitoring exercise. Additionally, in July of 2007 Pre-Construct Archaeology carried out an Archaeological Evaluation on the site (Holden, 2007). The results of the both of these are summarised below with additional material from other sources.

#### 4.2 Prehistoric

4.2.1 There is very limited archaeological evidence for prehistoric activity in the vicinity.

#### 4.3 Roman

4.3.1 The site lies 1.5km to the west of Roman Londinium. The Roman road from London to Silchester lies 600m north of the site (Oxford Street) and the Roman Road from London to Chichester lies 300m south of the site (The Strand). Roman roadside activities such as mansions or burials are therefore not anticipated at the site. Isolated finds have been recovered within the vicinity of the site but is generally considered that the site comprised agricultural land during this period.

#### 4.4 Saxon

- 4.4.1 The site lies within the Saxon settlement of Lundenwic. Archaeological investigations within the vicinity of the study site have revealed evidence of a significant Saxon trading port.
- 4.4.2 The closest investigation to the site was a Watching Brief at 7-8 New Row, opposite the site, during which possible truncated Saxon deposits were identified, including a rubbish pit at 16.19m OD at the base.
- 4.4.3 Further archaeological investigations include:
  - 1-3 Long Acre, approximately 200m north of the site, found heavily truncated features including three pits, a quarry and cess pits cut into the natural gravels at a maximum level of 16.58m OD at base.
  - 9-11 Mercer Street and 8 Shelton Street approximately 100m north of the site revealed deep cut features under the basement, the level of which is unknown at the time of writing.

South of the site, down the valley slope towards the river Thames, Saxon deposits have been recovered at lower levels as anticipated by the natural topographic decline. Excavations by PCA at the National Gallery, approximately 400m southwest of the site, features forming a possible Saxon farmstead were revealed at a maximum depth of 11m OD.

4.4.4 Based on the known archaeological resource from the area, the anticipated maximum depth of survival of Saxon deposits at the site was considered to be c16.19m OD.

#### 4.5 Medieval

4.5.1 During the medieval period the site was located in open fields, to the north of the medieval road running along The Strand.

#### 4.6 Post-Medieval and Modern

- 4.6.1 Development at the site began in the 17th century as depicted on William Morgan's map of 1682 and cartographic evidence has indicated continual development and redevelopment ever since.
- 4.6.2 The original building at 62 St Martin's Lane, and buildings to the rear was built in 1753 and was occupied by Thomas Chippendale, cabinetmaker. At this time development had taken place along New Row but evidence suggests 23-26 had not been built at that time. No. 62 was occupied by Chippendale, and later by his son, until the early-19th century. In the late-18th and early-19th century, the New Row properties were built as town houses with ground floor shops with cellars. By 1901, 60/61 St Martin's Lane was built on the site of three demolished structures whilst retaining the rear warehouses or workshops. In c.1910 a small sub station was built to its rear and it is conjectured as being the characteristically different double height space of the sub basement to the rear of 60/61 St Martin's Lane. During World War II the workshops and warehouses to the rear of 62 and 60/61 and 23-26 New Row suffered a direct bomb hit causing their destruction. The London Bomb Damage Maps also record considerable damage to 62 St Martin's Lane and no doubt similar damage was inflicted upon the rear of the remaining study buildings. Following bomb damage, this sub station was replaced by a new double basemented structure for supply of electricity. This basement was seen during the first phase evaluation (Holden 2007) to have completely truncated the site to the level of the underlying London Clay.

4.6.3 The Ordnance Survey series of maps from the 1965 edition show the same arrangement and depict the current site layout and footprint of buildings.

#### 5 METHODOLOGY

- 5.1 The monitoring of ground reduction at the rear of 62 St Martins Lane was agreed with GLAAS on behalf of City of Westminster, with the contingency for a more detailed program of excavation and recording if necessary.
- 5.2 The concrete slab was broken out using pneumatic hand-operated tools, and the surface of the trench was cleaned and investigated by hand. The maximum dimensions of the trench, called TP2, were 5.0m north by north-west, by 5.0m west by south-west.
- 5.3 All archaeological features (stratigraphical layers, cuts, fills, structures) were recorded in plan and in section using standard recording methods. A photographic record using 35mm colour transparencies and digital mediums was made as appropriate.
- 5.4 Environmental samples were taken from contexts [12] (the fill of possible pit or ditch [13], see 7.3.1) and [20] (the organic sedimentary fill of brick feature [14], see 7.3.2).
- 5.5 The levels of the principal strata were calculated by reference to the floor level (15.52m OD) of the surviving basement slab, as indicated in the Specification (Gailey 2007b)
- 5.6 The work was undertaken following English Heritage (GLAAS) guidelines (English Heritage 1998).

#### **6 GEOLOGY AND TOPOGRAPHY**

#### 6.1 Geology

- 6.1.1 The British Geological Survey (Sheet 256 North London) shows the anticipated geological sequence on the study site as Hackney River Terrace Gravels (Gailey, 2007a).
- 6.1.2 Geotechnical investigations undertaken in March 2007 at the western end of the site confirmed the stratigraphic sequence below the basement as concrete over made ground overlying London Clay (*ibid.*). That strata was revealed during the first phase evaluation to be present at a truncated upper height of 15.12m OD (Holden 2007, 14).

#### 6.2 Topography

6.2.1 The site lies within the former floodplain of the river Thames. The present street surface levels lie between 19.40m OD along St Martins Lane and 20.10m OD along the New Row frontage (*ibid.*).

#### 7 ARCHAEOLOGICAL SEQUENCE

#### 7.1 Summary

7.1.1 The monitoring exercise recorded the presence of several archaeological features dating from the post medieval period to the 20<sup>th</sup> century.

#### 7.2 Phase 1: Natural sequence

7.2.1 A friable yellowish red slightly silty sandy gravel [17] was exposed across the test pit at a maximum height of 16.59m OD. This layer represented an alluvial Hackney River Terrace Gravel deposit.

#### 7.3 Phase 2: Post Medieval

- 7.3.1 Two archaeological cuts [13] and [16] formed a continuous feature, which was cut into the alluvial deposit [17] at a maximum height of 16.59m OD. It measured at least 3.80m long with a minimum width of 1.72m. Due to the limited size of the excavated area the feature was not fully uncovered and therefore its full extent and shape remain unknown. The edge that was revealed was the eastern one, showing a moderately sloping side and a flat base at a maximum depth of 0.66m. It was possible that it formed an approximately north-south aligned ditch, or a large gravel extraction pit. The excavation of the sandy-silt-gravel fill [15] of cut [16] yielded occasional animal bone fragments and very occasional CBM fragments. Analysis of the latter revealed that the deposit dated from 1480 to 1620.
- 7.3.2 The feature formed by cuts [13] and [16] had been truncated at right angles by construction cut [19], with a length of at least 3.2m and a width of 1.19m. At the base of the cut was found a stepped brick drain or flue [14], containing an organic residue [20]. The maximum height of the structure was 0.38m from an upper level of 16.08m OD. Unfortunately not enough of the feature was exposed within the trench to be able to ascertain whether it fell to the east or west. Analysis of brick samples retained from the structure showed that it dated from 1660 to 1720. The construction cut was filled by deposits [18], [10] and [9], the latter of which contained residual Cheam ware pottery dating from 1350 to 1500.

## 7.4 Phase 3.1: 18<sup>th</sup>/19<sup>th</sup> Century

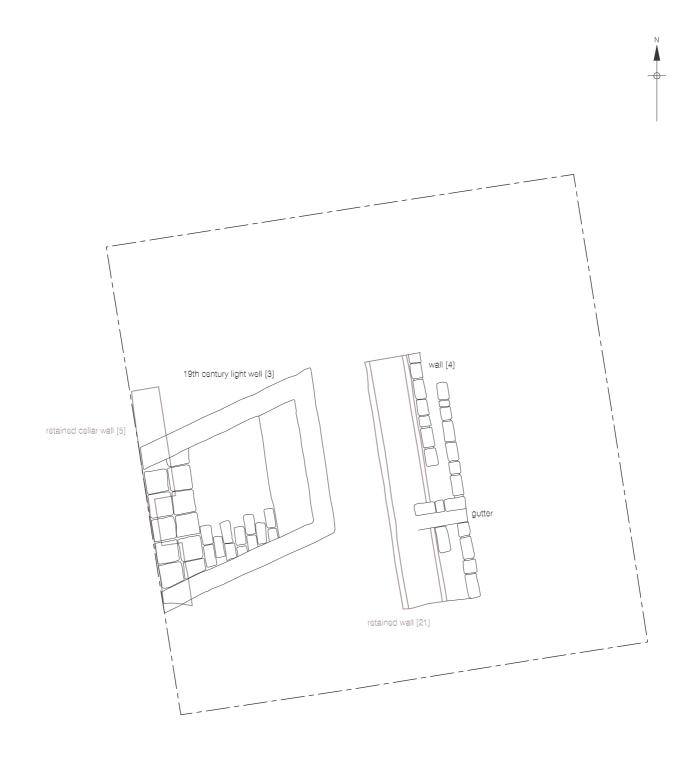
- 7.4.1 The brick drain [14] was sealed by a layer of made ground [8], which probably dated to the 18<sup>th</sup> or 19<sup>th</sup> century. It was recorded at an upper height of 16.93m OD. No temporally diagnostic material was recovered from this deposit so this dating is insecure.
- 7.4.2 Three north-south aligned brick walls, [5], [6] and [21], were found to be trench-built within construction cuts [23], [24] and [22] respectively, atop the made ground at an upper height of approximately 18.63m OD. The walls appeared to date to the 18<sup>th</sup> or 19<sup>th</sup> century; a sample retained from wall [6] comprised a reused cellar brick that dated from 1600 to 1700.

# 7.5 Phase 3.2: 19<sup>th</sup> Century

- 7.5.1 The walls were sealed by another layer of made ground [7]. This layer comprised dark brownish grey silty sand, which contained occasional inclusions of CBM and pebbles. The maximum height of this deposit was 18.88m OD.
- 7.5.2 Deposit [7] was cut to the west by a brick light well [3] at a maximum height of 19.11m OD and to the east by a north-south aligned red brick wall [4] at a maximum height of 18.88m OD. These features were trench-built within construction cuts [25] and [26] respectively. Two samples were extracted from the light well, which were a reused floor tile dating from 1330 to 1390 and a machine frogged brick dating from 1850 to 1900.

#### 7.6 Phase 4: Modern

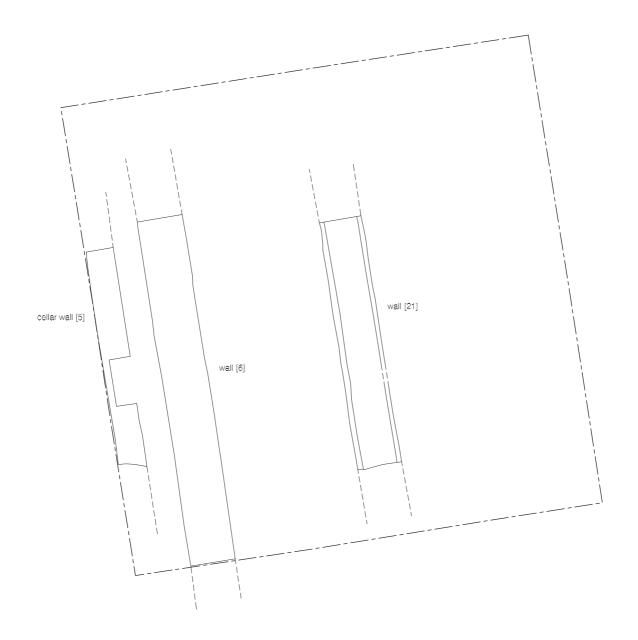
7.6.1 A modern wall [2] associated with rebuilds and extensions to 62 and 63 St. Martin's Lane was found immediately overlying the light well [3] and brick wall [4].





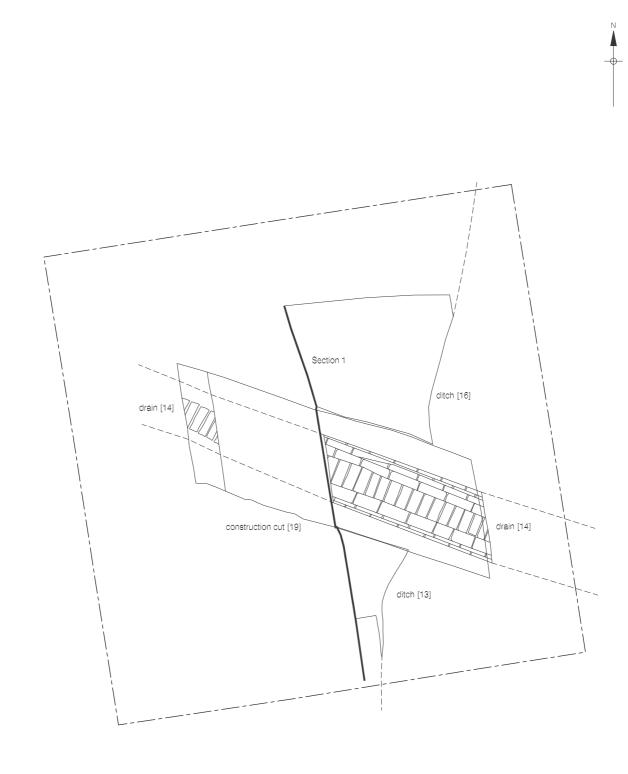
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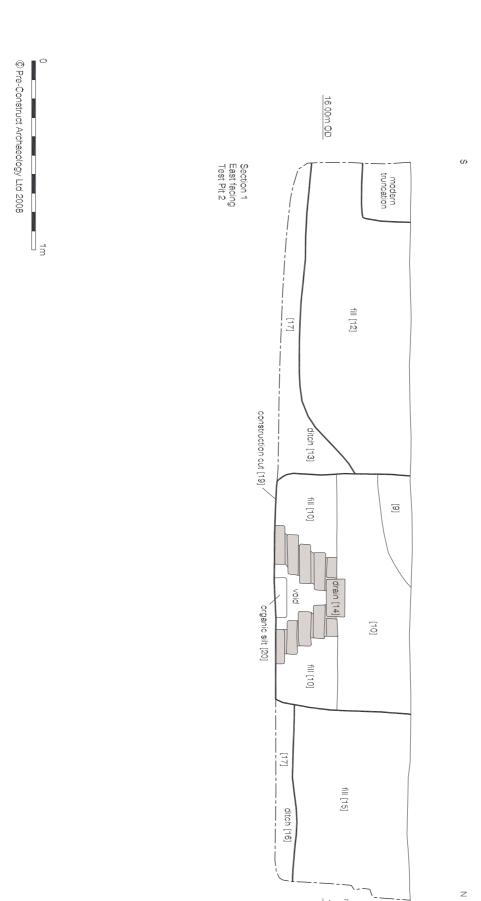




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modern truncation
16.00m OD

#### 8 CONCLUSIONS

- 8.1 The earliest evidence of human presence on the site appeared in form of two features forming either a large pit or a ditch, dating from 1480 to 1650. This had been truncated by an east-west aligned stepped brick drain or duct dating from 1660 to 1720.
- During the 18<sup>th</sup> or 19<sup>th</sup> century the ground level was raised to 16.93m OD where after two north-south aligned brick walls ([5] and [6]) were constructed. Cellar wall [5] formed the eastern boundary of the building that occupied 62 St. Martin's Lane, a building which was originally constructed in 1753. As evident by the layer of made ground ([7]), following the construction of the building the ground level was raised to 18.88m OD. During the mid- to late 19<sup>th</sup> century a brick light well was constructed adjoining the eastern wall of the building. Wall [21] was likely the remains of an exterior wall of a now extinct auxiliary building to the east. It appears that this wall was demolished by the 18<sup>th</sup> century and possibly replaced by brick wall [4]. During the 19<sup>th</sup> century additions and alterations were made to the wall including the incorporation of a brick gutter through it.
- 8.3 By the 20<sup>th</sup> century the window of the light well had been bricked up and brick wall [4] was truncated by the construction of an east-west aligned brick wall adjoining 62 St. Martin's Lane. Cartographic evidence indicated that the building was constructed on the site of three demolished buildings by 1901.

#### 9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Suzanne Gailey of CgMs Consulting for commissioning the work on behalf of Trident Building Services working for ING Covent Garden Ltd Partnerships, and also Peter Kitching of Balfour Beaty for his assistance in executing the work. We also thank Diane Walls of GLAAS for monitoring the work on behalf of the City of Westminster.
- 9.2 The author would like to thank Stuart Holden for supervising work on the site and Lisa Lonsdale for her support. Hayley Baxter produced the drawings and Chris Mayo undertook the project management and editing. Thanks also go out to Kevin Hayward of Pre-Construct Archaeology for analysing the brick and CBM from the site.

#### 10 BIBLIOGRAPHY

City of Westminster 2007 City of Westminster Unitary Development Plan adopted 24 January 2007

Department of the Environment 1990 Planning Policy Guidance: Archaeology and Planning (PPG 16)

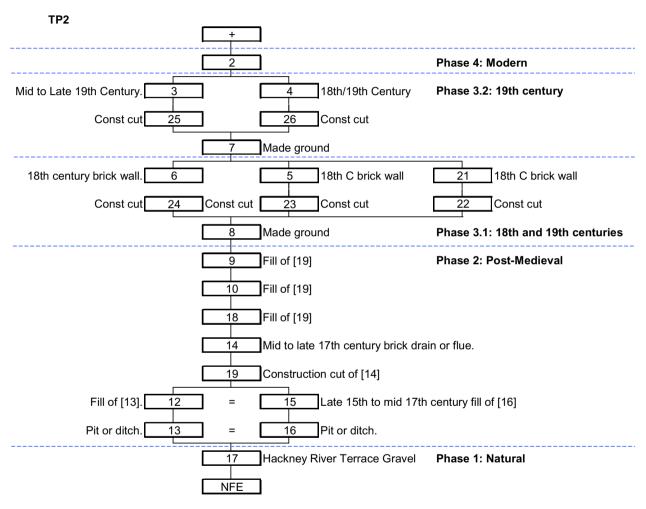
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## **APPENDIX 1: CONTEXT DESCRIPTIONS**

Context	Trench	Plan	Section	Phase	Туре	Description
Number		Number	Number			
1	TP1	TP1	N/A	1	Deposit	Natural light yellowish brown clay
2	TP2	WB 1 and 2	N/A	4	Masonry	20th century brick walls
3	TP2	WB 1 and 3	N/A	3.2	Masonry	Mid to late 19th century brick light well
4	TP2	WB 1 and 4	N/A	3.2	Masonry	18th to 19th century brick wall
5	TP2	WB 1 and 5	N/A	3.1	Masonry	(Possibly) 18th century brick wall
6	TP2	WB1	N/A	3.1	Masonry	(Possibly) 18th century brick wall
7	TP2	WB 1-5	N/A	3.2	Layer	Made ground
8	TP2	WB 1-4 and 6	N/A	3.1	Layer	Made ground
9	TP2	N/A	1	2	Fill	Upper fill of [19]. Dating: 1450-1700.
10	TP2	N/A	1	2	Fill	Later fill of [19]. Dating: 1450-1700.
11						VOID
12	TP2	N/A	1	2	Fill	Fill of [13].
13	TP2	13	1	2	Cut	Cut of pit or ditch
14	TP2	14	1	2	Masonry	Brick drain in [19]. Dating: 1660-1720.
15	TP2	N/A	1	2	Fill	Fill of [16]. Dating: 1480-1650.
16	TP2	16	1	2	Cut	Cut of pit or ditch
17	TP2	N/A	1	1	Natural	Probably Hackney River Terrace Gravel
18	TP2	N/A	1	2	Fill	Backfill of cut [19]. Dating: 1450-1700.
19	TP2	19	1	2	Cut	Construction cut of brick drain
20	TP2	20	1	2	Fill	Blocks of organic silt at the base of [14]
21	TP2	WB 4	N/A	3.1	Masonry	N-S wall (18/19 C)
22	TP2	WB 1, WB 4	N/A	3.1	Cut	Construction cut for [21]
23	TP2	WB 6	N/A	3.1	Cut	Construction cut for [6]
24	TP2	WB 5	N/A	3.1	Cut	Construction cut for [5]
25	TP2	N/A	N/A	3.2	Cut	Construction cut for [3]
26	TP2	N/A	N/A	3.2	Cut	Construction cut for [4]

#### **APPENDIX 2: SITE MATRIX**



#### **APPENDIX 3: OASIS FORM**

#### OASIS ID: preconst1-36339

**Project details** 

Project name An Archaeological monitoring exercise at 60-62 St Martin's Lane, 23-26 New Row,

City of Westminster (Phase 2)

Short description of

the project

A single trench was excavated within the site, in the single basement of 61/62 St Martin's Lane; elsewhere the site had mostly been truncated away by double basemented structures and bomb damage during the Second World War. Several archaeological features were discovered during the excavation of the trench. Most of these dated to the 18th and 19th centuries. However, a few of the features

identified dated to the post-medieval period.

Project dates Start: 28-11-2007 End: 10-01-2008

Previous/future work Yes / Not known Any associated project reference

NEO-07 - Sitecode

codes

Site status

Type of project Field evaluation

Local Authority Designated Archaeological Area

Current Land use Other 2 - In use as a building Monument type **DWELLING Post Medieval** WORKSHOP Post Medieval Monument type Monument type **DRAIN Post Medieval** Significant Finds **CBM Post Medieval** 

Significant Finds **BRICK Post Medieval** 

ANIMAL BONE Post Medieval Significant Finds

Methods & techniques 'Test Pits'

Development type Urban commercial (e.g. offices, shops, banks, etc.)

Development type Urban residential (e.g. flats, houses, etc.)

**Prompt** Direction from Local Planning Authority - PPG16

Prompt Planning condition

Position in the

planning process

After full determination (eg. As a condition)

**Project location** 

Country England

GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER 60-62 Site location

St Martin's Lane, 23-26 New Row

Postcode WC2

Study area 1010.00 Square metres

TQ 3008 8080 51.5106370383 -0.125299890788 51 30 38 N 000 07 31 W Point Site coordinates

Height OD Min: 16.59m Max: 16.59m

**Project creators** 

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator

CgMs Consultants Ltd

Project design

CgMs Consultants Ltd

originator Project

Chris Mayo

director/manager

Stuart Holden Project supervisor

Type of

sponsor/funding

body

Name of

**Trident Building Services** 

Developer

sponsor/funding

body

**Project archives** 

Physical Archive

LAARC

recipient **Physical Contents** 

'Animal Bones','Ceramics'

Digital Archive

recipient

**LAARC** 

**Digital Contents** 

'Stratigraphic'

Digital Media

'Images raster / digital photography', 'Images vector', 'Spreadsheets', 'Text'

available Paper Archive

**LAARC** 

recipient Paper Contents

'Stratigraphic'

Paper Media

'Context sheet', 'Plan', 'Section', 'Unpublished Text'

available

**Project** bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Land at 60-62 St Martin's Lane, 23-26 New Row, City of Westminster: An Title

Archaeological monitoring exercise (Phase 2)

Jorgensen, P. Author(s)/Editor(s)

Date 2008

Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or publication

London

Description Unpublished client report

**Project** bibliography 2

Grey literature (unpublished document/manuscript) Publication type

Title Land at 60-62 St Martins Lane, 23-26 New Row, City of Westminster: An

Archaeological Evaluation

Author(s)/Editor(s) Holden, S. Date 2007

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