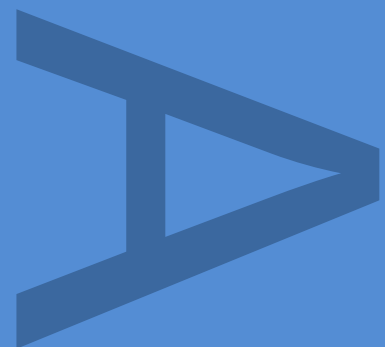


**HAYS LODGE,
CHESTERFIELD HILL, MAYFAIR,
CITY OF WESTMINSTER,
LONDON W1J 5BS**

**ARCHAEOLOGICAL WATCHING
BRIEF**

SITE CODE: HLI 09

DECEMBER 2009



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

HAYS LODGE, CHESTERFIELD HILL, MAYFAIR,
CITY OF WESTMINSTER, LONDON W1J 5BS

ARCHAEOLOGICAL WATCHING BRIEF

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An Archaeological Watching Brief at Hays Lodge, Chesterfield Hill, Mayfair, City of Westminster, London W1J 5BS

Site Code: HLI 09

Central National Grid Reference: TQ 2857 8042

Written by Stuart Watson

Pre-Construct Archaeology Limited, December 2009

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December 2009

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited at Hay's Lodge, Chesterfield Hill, Mayfair, City of Westminster, London W1J 5BS.
- 1.2 The groundworks for the proposed development involved the ground reduction of the basement to form a new sub-basement within the retained façade of the existing 20th century building. The archaeological impact of the proposed works was mitigated by a watching brief undertaken during the ground reduction phase as specified in a Written Scheme of Investigation prepared for the site by CgMs Consulting.
- 1.3 The investigation revealed the remains of brick walls and associated brick floor surface of an 18th century basement/below ground storage area with the addition of late 18th early 19th century steps leading down to the floor.
- 1.4 Natural deposits of London Clay and Brickearth were also encountered on the site, overlain by modern foundations of the 20th buildings forming Hay's Lodge and 30 Hay's Mews, Mayfair.
- 1.5 No archaeological features pre-dating the 18th century were encountered during the period of the watching brief.

2 INTRODUCTION

- 2.1 An Archaeological Watching Brief was conducted by Pre-Construct Archaeology Ltd at Hay's Lodge, Chesterfield Hill, Mayfair, City of Westminster, London W1J 5BS (Figures 1 & 2). The archaeological work was undertaken during the ground reduction phase of works to install a new sub-basement below the existing basement level, prior to the re-development of the property utilising the retained outer walls of a 1930s building for residential and corporate office use.
- 2.2 The investigation was conducted between the 31st November and 9th December 2009 and was commissioned by CgMs Limited on behalf of the developers Al Salam UK Property Investments Ltd.
- 2.3 The site is located within the footprint occupied by Hay's Lodge and 31 Hay's Mews (which is to be combined into one property), the façade of which is to be retained and is situated on a corner site at the junction of Chesterfield Hill to the east and Hay's Mews to the south. The property is adjacent to 30 Hay's Mews to the west.
- 2.4 The National Grid Reference of the site centre is TQ 2857 8042
- 2.5 The site was allocated the Museum of London code HLI 09
- 2.6 The watching brief was supervised by the author and the project was managed by Chris Mayo, of Pre-Construct Archaeology Limited.

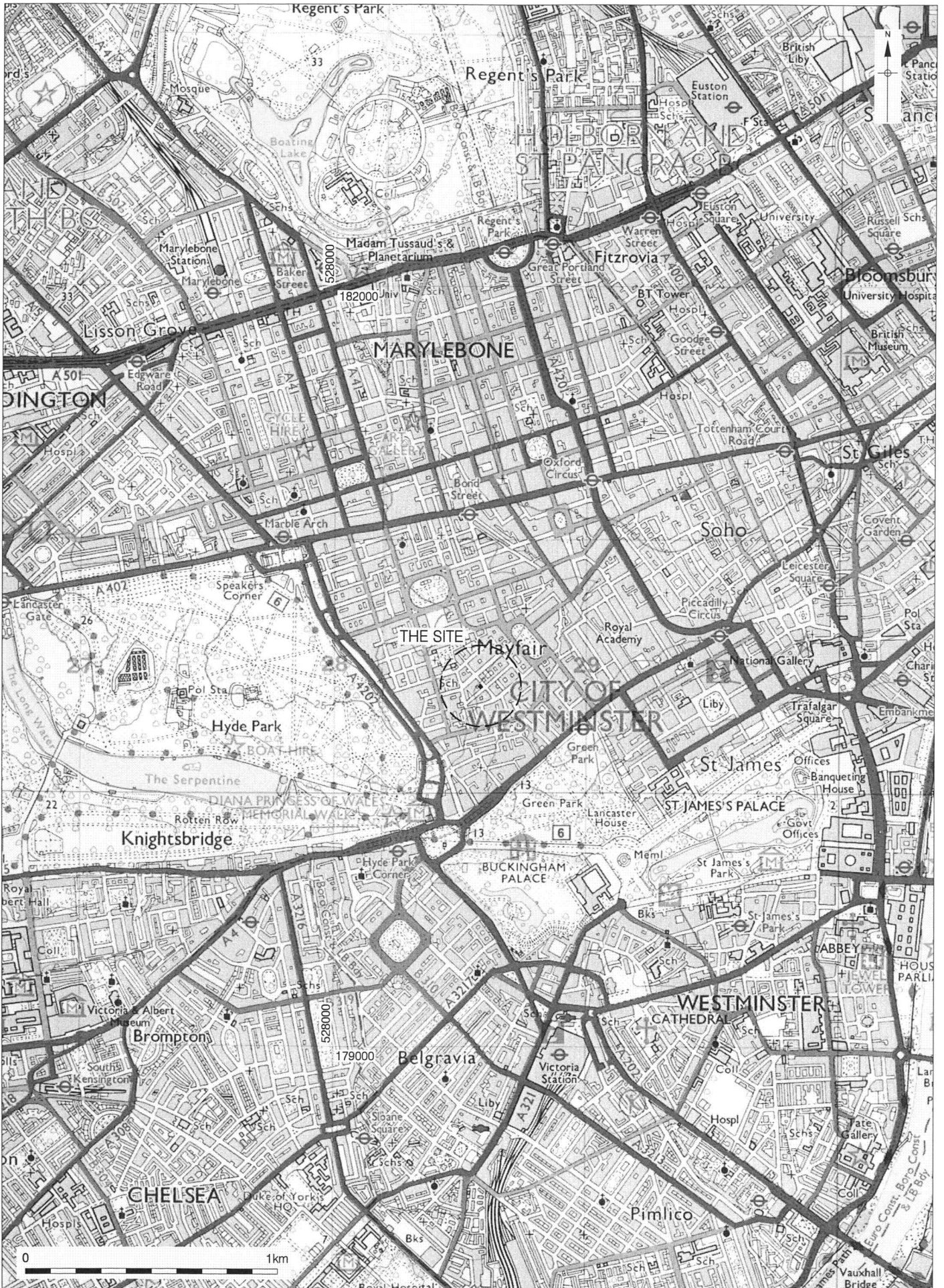


Figure 1
 Site Location
 1:20,000 at A4

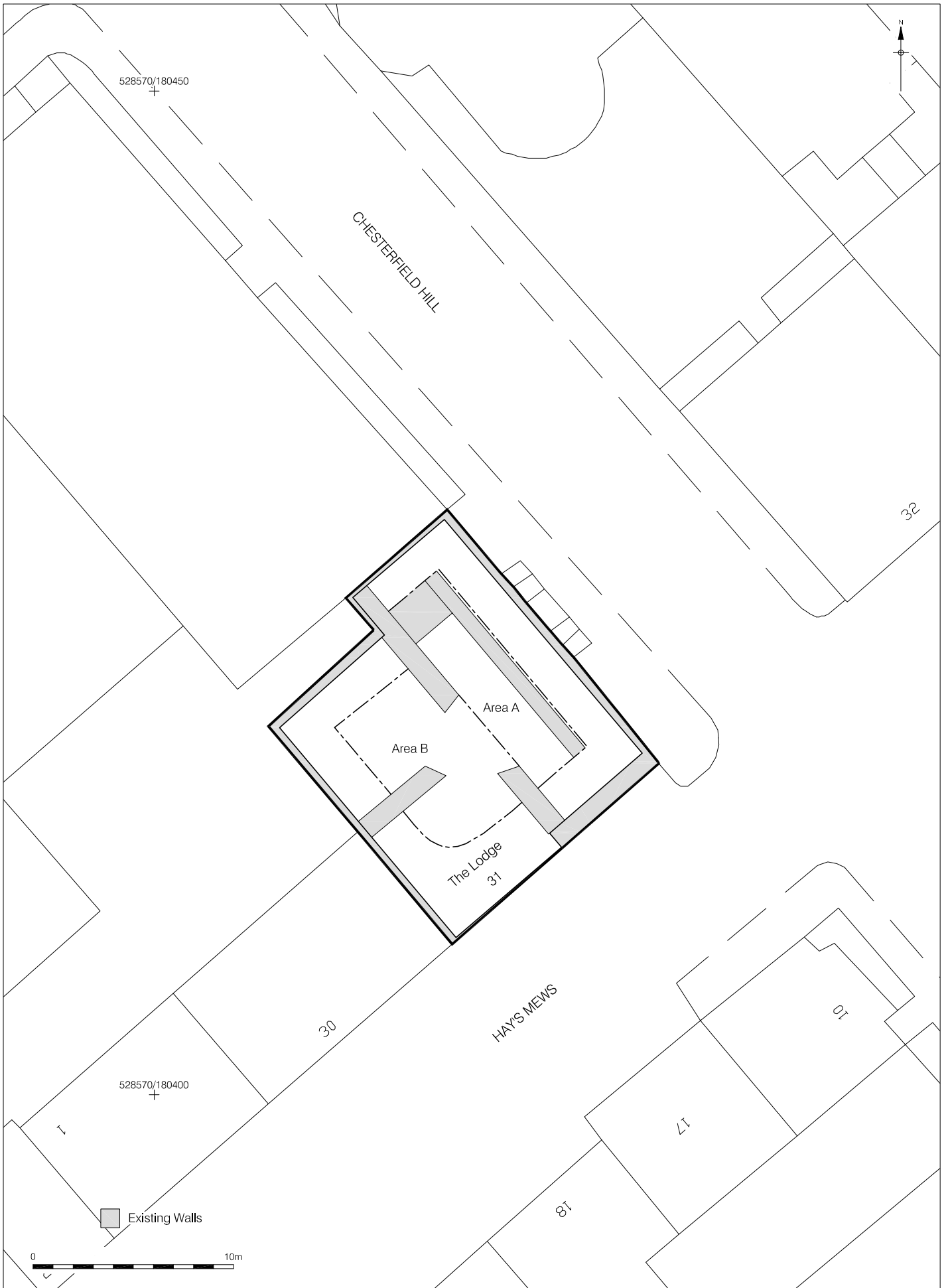


Figure 2
 Trench Location
 1:250 at A4

3 PLANNING BACKGROUND AND RESEARCH OBJECTIVES

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance PPG16, by current Development Plan policy and by other material considerations.
- 3.3 In short, government guidance provides a framework which:
- Protects Scheduled Ancient Monuments
 - Protects the settings of these sites
 - Protects nationally important un-scheduled ancient monuments
 - Has a presumption in favor of in-situ preservation of important remains
 - In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions
 - Provides for the excavation and investigation of sites not important enough to merit in-situ preservation.

3.4 Archaeology in City of Westminster and The Unitary Development Plan (UDP)

- 3.4.1 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 adopted the Unitary Development Plan in January 2007; it contains policy statements in respect of protecting the buried archaeological resource.
- 3.4.2 The proposed development of the site is subject to the Council's Archaeology Policy:

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.
- (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.
-

- 3.4.3 The property at Hay's Mews is not a listed building, but lies within a Conservation Area (11: Mayfair) as defined by Westminster City Council. The area does not lie within a local authority designated Archaeological Priority Zone.
- 3.4.4 The UDP will be replaced by a Local Development Framework (LDF) under the planning system introduced by the Planning and Compulsory Purchase Act 2004. The council has 'saved' policies to enable them to be used after the UDP expires in January 2010, and until the LDF policies are adopted. The City Council's draft publication Core Strategy (City of Westminster, 2009) contains policies to be taken forward in the production of the new LDF:

PART V: CREATING PLACES

HERITAGE

- 5.1 As the principal cultural and administrative centre of England for many centuries, Westminster's built heritage and archaeology reflects its rich history and is of national importance. This heritage includes the Palace of Westminster and Westminster Abbey World Heritage Site and over 11,000 other listed buildings and structures, more than any other local authority in the UK. About 75% of Westminster lies within its 55 Conservation Areas. There are also 21 registered historic parks and gardens.
- 5.2 Westminster's historic fabric is a defining characteristic of the city, and should be the starting point for consideration of any new development. The quality of the built environment has a direct impact on quality of life, and historic buildings and areas have an intrinsic value as a record of human achievement in the arts and construction. They are cherished for their aesthetic qualities as well as the links they provide to the past and sense of place they create. Westminster's historic environment makes an essential contribution to the local, regional and national economy and is fundamental to its success in a global economy. The historic environment is identified as a key reason why businesses and institutions choose to locate within Westminster, and also vital to the millions of tourists who come every year to enjoy the city's exceptional heritage. As Westminster, and indeed London, changes, its heritage assets must be carefully protected, with new development introduced sensitively.
- 5.3 Conservation of the existing built environment is inherently sustainable because it retains the energy and materials embedded in buildings and spaces. Demolition and redevelopment necessarily requires a significant input of energy and materials. Existing buildings, including listed buildings, can be adapted and upgraded to improve their environmental performance and reduce their carbon footprint.

POLICY CS24 HERITAGE

Westminster's heritage assets will be preserved and enhanced, including its listed buildings, conservation areas, the World Heritage Site, historic parks, squares, gardens and other open spaces, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

Reasoned Justification

The intrinsic value of Westminster's high quality historic environment is one of its greatest assets. To compete effectively with other major, world-class cities the built environment must be respected and refurbished sensitively as appropriate. Any change should not detract from the existing qualities of the environment, which makes the city such an attractive and valued location for residents, businesses and visitors.

3.5 The London Plan

- 3.5.1 The proposed development is also covered by policy 7.8 from The London Plan (Mayor of London, 2009):

Historic environment and landscapes Policy 7.8 Heritage assets and Archaeology

Strategic

- A London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present, the site's archaeology.

Planning decisions

- C Development should preserve, refurbish and incorporate heritage assets, where appropriate.
- D New development in the setting of heritage assets, and conservation areas should be sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources and significant memorials. Where the artefact or memorial cannot be moved from the site without damaging its cultural value, the assets should where possible be made available to the public on-site.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and increase the contribution of built heritage to London's environmental quality and economy while allowing for London to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying and protecting heritage assets scheduled ancient monuments, archaeological assets, memorials and natural landscape character within their area.

3.6 Research Objectives

3.6.1 The general aim of the research objectives at the site are as follows:

- The monitoring exercise should aim to determine, as far as is reasonably possible, the location, form, extent, date, character, condition, significance and quality of any surviving archaeological remains, irrespective of period, liable to be threatened by the proposed development.
- The monitoring exercise should also seek to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and any surviving structures of archaeological significance.

3.6.2 In addition, the following specific research questions were addressed by the archaeological works on site:

- To establish the presence or absence of archaeological deposits
- Evaluate the likely impact of past land use and development.
- Provide sufficient information to construct an archaeological mitigation

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The site is shown by the British Geological Survey (England and Wales Sheet 256 for North London) to lie on a localised area of London Clay, with localised deposits of Langley silt Brickearth.
- 4.1.2 Natural deposits of London Clay were encountered on site and recorded at 16.27mOD, overlain by partly truncated (presumably by quarrying) deposits of Langley silt Brickearth recorded at 17.32mOD.

4.2 Topography

- 4.2.1 The site lies on the south facing slope of a hill. The ground falls from 21.0mOD at the junction of Chesterfield Hill and Hill Street, north west of the study site to 18.9mOD at the junction of Chesterfield Hill and Hay's Mews, south east of the site. The site has undergone historic terracing into the natural hill slope to allow for development to take place.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 The following archaeological information relating to the site is summarised from the Desk Based Assessment prepared for the site (Gailey 2005).

5.2 Prehistoric

- 5.2.1 Evidence of Palaeolithic activity is limited to residual finds located within the river floodplain gravels from two sites within 500m of the site. No evidence for the Mesolithic period has been identified within 500m of the site.
- 5.2.2 Neolithic/Early Bronze archaeology has been recorded near to the site including a socketed axe, pits containing pottery and an arrow head. No evidence from the Iron Age period has been identified nearby, although an Iron Age trackway is believed to follow the line of the present Oxford Street to the north of the site.

5.3 Roman

- 5.3.1 The site is west of the Roman city of Londinium. It lies south of Oxford Street, the line of a former Roman road and south east of Watling Street, recorded at the south end of Edgware Road. A hamlet is believed to have developed where the present Oxford Street crossed the River Tyburn (present Bond street station) north of the site.

5.4 Anglo Saxon/Early Medieval and Late Medieval

- 5.4.1 The Saxon settlement of Lundenwic lay to the south east of the site. It is believed that the current road known as Piccadilly is probably of mid Saxon origin and led to the town. Outside Lundenwic the landscape consisted of hamlets and rural estates. It is likely that during the Saxon period the site lay in open agricultural land.
- 5.4.2 By the later medieval period an area to the north west of the study site on South Street was recorded as Ossulstone, a settlement in 1341. It is likely that this was a small rural hamlet. The site probably continued to lie within agricultural land during these periods.

5.5 Post Medieval and Modern

- 5.5.1 The site is located within Mayfair, named from the fair which took place on Curzon Street and Shepherd Market south of the study site from 1686 until the mid 18th century. Building began in this part of London in the 1660s at Piccadilly Circus and slowly spread to the west.
- 5.5.2 The study site lay within rural farmland until the 18th century, as evidenced by place names such as Hay's Mews, Hay Hill and Farm Street. The site lay within the Hay Hill Farm estate in a field known as Hill Field or Brick Close. As the name suggests, brick earth lay under this land and is likely to have been quarried. Evidence of quarrying has been found in the environs. It was common in the 17th and 18th centuries to make bricks on the site of a development, if materials

were available. Sources indicate that prior to development of Brick Close, brickearth was extracted and kilns were erected for the burning of the bricks. It is possible that this took place at the site.

- 5.5.3 Development of the area began by the mid 18th century and by 1750 Hay's Mews (formerly Hay Street) and Chesterfield Hill (formerly John Street) had been laid out to provide stables and coach houses for the houses of Berkley Square, Charles Street and Hill Street. Hay's Lodge was re-developed in 1931-32, over the footprint of the previous development, and comprised a neo Georgian three storey building with a large basement occupying the entire footprint of the building.
- 5.5.4 During World War II the study site was 'seriously damaged' by bombing and was classified as 'doubtful if repairable'. However both Hay's Lodge and 31 Hay's Mews, were renovated after the war.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The fieldwork was designed as an archaeological watching brief to monitor and record any archaeological deposits exposed during the ground reduction phase at the study site prior to redevelopment. The fieldwork followed the specification set out in the Written Scheme of Investigation (Gailey 2009), and was informed by the Desk Based Assessment (Gailey 2005) prepared for the site.
- 6.2 The study site is located within the footprint of Hay's Lodge and 31 Hay's Mews, and involved the excavation of a central 'island' formed by underpinning trenches on all sides. The area under investigation measured approximately 15.0m north-west by south-east by 13.0m north-east by south-west by giving a total excavated area of 195.0 m².
- 6.3 Under archaeological supervision, a mechanical excavator fitted with a flat ditching bucket was used to remove unproductive layers down to the archaeological horizon and the top of the natural sequence.
- 6.4 Features identified within the study area were cleaned and investigated by hand, after initial exposure by mechanical excavator. Investigation was limited to identifying and recording the extent and nature of the deposits and to recover dating evidence.
- 6.5 The works were monitored and recorded by an attendant archaeologist from Pre-Construct Archaeology limited.
- 6.6 All archaeological features (stratigraphical layers, cuts, fills, structures) were recorded in plan at scales of 1:20, 1:50 and 1:100 and in section at a scales of 1:10 and 1:20. All written data was entered on pro-forma sheets following standard recording methods, and a photographic record using digital medium was made as appropriate.
- 6.7 All levels are based on an Ordnance Survey spot height (value 18.90mOD, located on the roadway at the junction of Chesterfield Hill and Hay's Mews) and calculated using a Total Station, which was also used to locate the principal features in relation to the Ordnance Survey.
- 6.8 The work was undertaken following English Heritage (GLAAS) guidelines (1998).

7 ARCHAEOLOGICAL SEQUENCE

7.1 Introduction

- 7.1.1 The site was divided into two Areas (A and B), delineated by an existing internal boundary wall (aligned north-west by south-east) of the two properties that originally occupied the site. Area A, to the north-east, was within the footprint of Hay's Lodge, Area B to the south-west, was within the footprint of 31 Hay's Mews (Figure 2).
- 7.1.2 The investigation identified three principal phases of the archaeological sequence; natural deposits overlain by two distinct phases of a small cellar.

7.2 Phase 1: Natural Geology (Figures 3, 6 & 7)

- 7.2.1 The lowest deposit encountered in Areas A and B was layer [7], very stiff mid-blue grey clay interpreted as London Clay. The top of this layer was encountered at c.2.60m below current ground level at 16.27m OD.
- 7.2.2 Layer [7] was partly overlain by layer [8], a natural deposit of Langley Silt Brickearth. In Area A, layer [8] was confined to the northern and western extremities of the area; it was much better preserved in Area B, where it was encountered at approximately 1.50m below current ground level at 17.32mOD, and extended over all of Area B. In places, modern foundation walls had horizontally truncated the upper parts of it away and this layer appears to have been completely removed from most of Area A, either to allow for the construction of the cellar or possibly by quarrying for brick making in the late 17th - early 18th century. On average this deposit was approximately 1.00m thick.

7.3 Phase 2: 18th Century (Figures 3, 4, 5 & 7 and Plates 1 & 2, Appendix 3)

- 7.3.1 Constructed over the natural layer [7] was brick structure [14], a small cellar or below-ground storage area, composed of brick walls [2] and brick floor surface [3]. Associated later steps [5] and their foundations [6], while still covered by the same structure number, belong to a later phase, and are discussed under Phase 3 below.
- 7.3.2 Context number [2] represents the two outer walls of a small cellar, one to the north-west and the other parallel with it to the south-east. Together both walls enclose a brick floor surface [3]. The walls [2] are constructed in English Bond from unfrogged post Great Fire red/maroon brick (fabric type 3034) and red stock brick (fabric type 3101), bonded with a soft white lime mortar. The walls on either side of the floor survived to a depth of 0.50m, were approximately 0.40m wide north-south, by 2.30m long east-west, but were truncated at both the eastern and western ends by modern intrusions. The top of the walls was recorded at 16.78mOD and the base at 16.23mOD, approximately 2.00m below current ground level. The brick fabric has been spot dated to 1700-1800.
- 7.3.3 The wall was built into construction cut [9] backfilled with [10], a mid grey brown clayey silt. The

- top of the cut was recorded at 16.43mOD.
- 7.3.4 To the south of the cellar was a brick lined shaft [4]. Originally circular in plan (approximately 1.40m diameter), but truncated away on its eastern and southern sides, this is interpreted as a man-hole cover topping a vertical drain shaft. The upper four courses were corbelled inwards forming a domed top to the vertical shaft below. Constructed from the same brick fabric as wall [2], it was set in sub-English bond. The domed top was bonded in soft white mortar and the whole was set onto a slightly harder mortar collar joining it to the shaft. The brickwork of the shaft was un-bonded. The brick is spot dated to 1700-1800, contemporary with the 18th century phase of structure [14]. The level on the top of [4] was recorded at 16.83mOD and the shaft was exposed to a depth of 0.80m. It continued down beyond the base limit of excavation. The shaft [4] was built into construction cut [11], backfilled with [12] stiff mid brown clay. The top of the cut was recorded at 16.28mOD.
- 7.3.5 Below floor [3], and continuing to the full extent of Area A, was layer [1]. This was a 0.35m thick layer of a plastic dark greyish black clayey silt with occasional inclusions of CBM fragments. This layer sealed over the construction cuts of both wall [2] and drain [4] and is thus a later event. The layer had an alluvial quality to it, but is probably re-deposited as a 'puddling' layer, perhaps acting as a waterproofing layer below the floor of the cellar. The top of this layer was recorded at 16.58mOD (Figure 7).
- 7.3.6 Brick floor surface [3] was constructed from unfrogged transitional red brick (fabric type 3039 nr 3046) and slightly oversized red paving bricks (fabric type 3033), laid 'on-bed' in an irregular bond. The floor measured 1.90m north-south by 1.80m east-west and was one course thick. While laid onto a bed of soft grey lime mortar, little seems to have survived between the bricks themselves, giving the impression of being unbonded.
- 7.3.7 The oversize paving bricks may be a contemporary repair, as both brick types have been spot dated to 1664-1700+. It should be noted here that the use of the red brick 3039 nr 3046, present in the flooring of [3], may not necessarily restrict it to the given spot date of 1664 – 1700 (hence +). The use of these earthy/clinker red bricks has been found to extend into the 18th century away from the centre of London, so is almost certainly contemporary with walls [2] (K.Hayward pers.comm. 2009).
- 7.3.8 Evidence of later repairs was present from the use of occasional yellow stock bricks (fabric 3035) within the floor, which post date 1850, indicating continued use of the cellar into the 19th century. The floor was recorded at 16.60mOD.
- 7.3.9 Overlaying brickearth layer [8] in Area B was layer [13]. This was a 0.15m thick dark greyish black clayey silt with moderate pottery as inclusions. This layer was only observed surviving as a localised deposit directly below a modern foundation wall, and its original extent is unknown. Pottery from this context has a broad range of dates; late 17th, 18th and 19th century pottery types are represented. This layer is interpreted as post-medieval made ground, and the top was
-

recorded at 17.02mOD.

7.4 Phase 3: 18th/19th Century (Figures 3, 5 and 7)

- 7.4.1 To the eastern side of cellar [14] was the later addition of some steps down to the floor surface, allocated the context number [5]. Although heavily degraded on its upper surface, the remains of stepped brick-work could be discerned. Constructed from similar unfrogged red brick (fabric 3101) as wall [2], the brick is presumed to have been re-used, as it was bonded in a hard yellow shelly/clinker mortar spot dated to 1750-1825, very typical of the late 18th/early 19th century. The steps measured 1.90m north south by 0.50m east west and were recorded at between 16.74mOD and 16.69mOD. They are presumed to lead down to the cellar from an entrance on Chesterfield Hill on the north-eastern boundary of the site.
- 7.4.2 Directly below [5], the step structure had been built onto four York-stone slabs [6] which acted as a foundation. Varying in size, but on average 0.60m by 0.55m these are dressed and squared are probably reused paving slabs. The use of York-stone is indicative of a 19th century date.
- 7.4.3 All of the above features in both Areas A and B were overlain by modern concrete foundation walls and modern made ground with a level on the top surfaces of the foundation walls at between 17.62mOD and 16.99mOD.

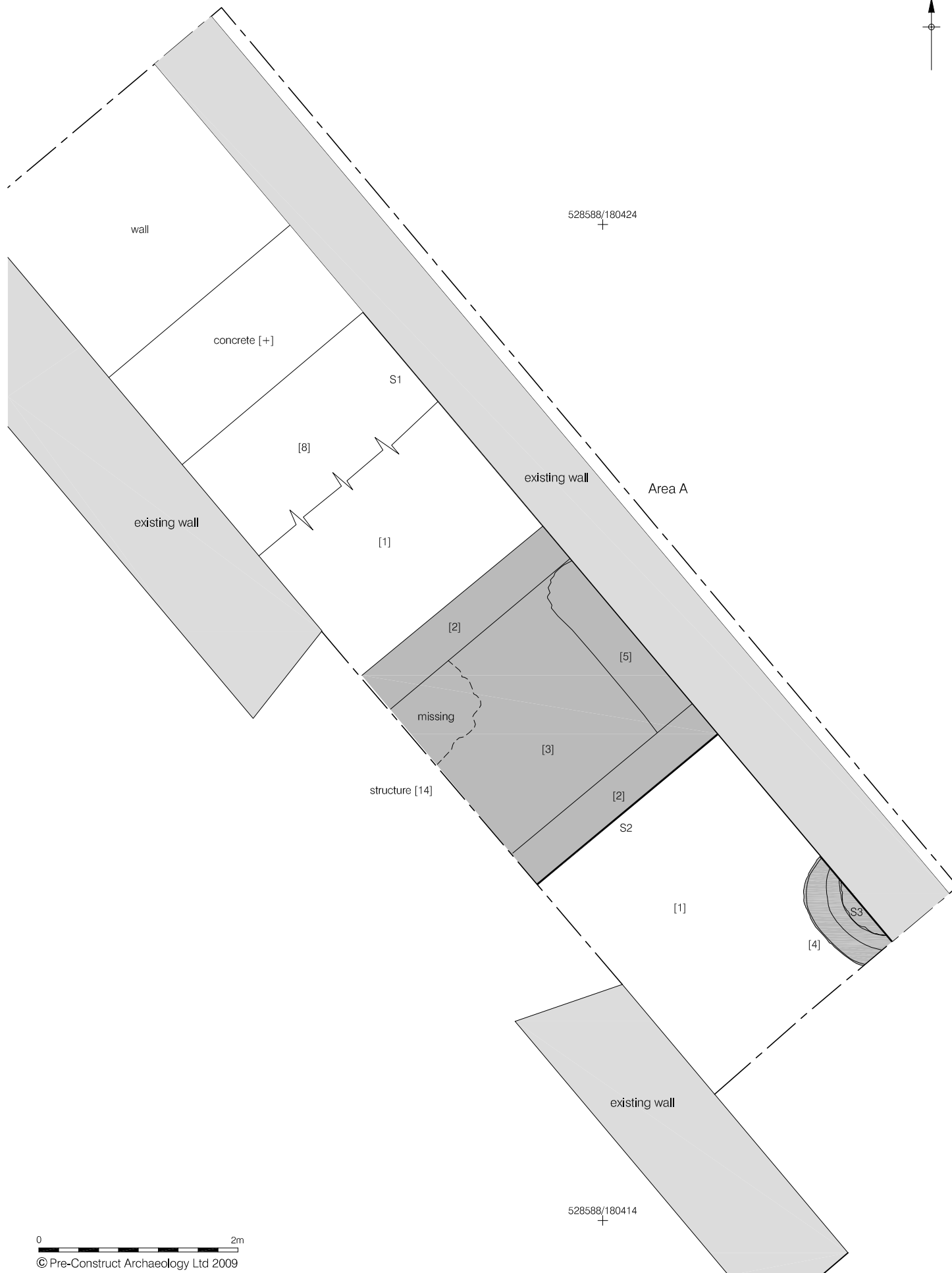


Figure 3
Plan of Area A
1:50 at A4

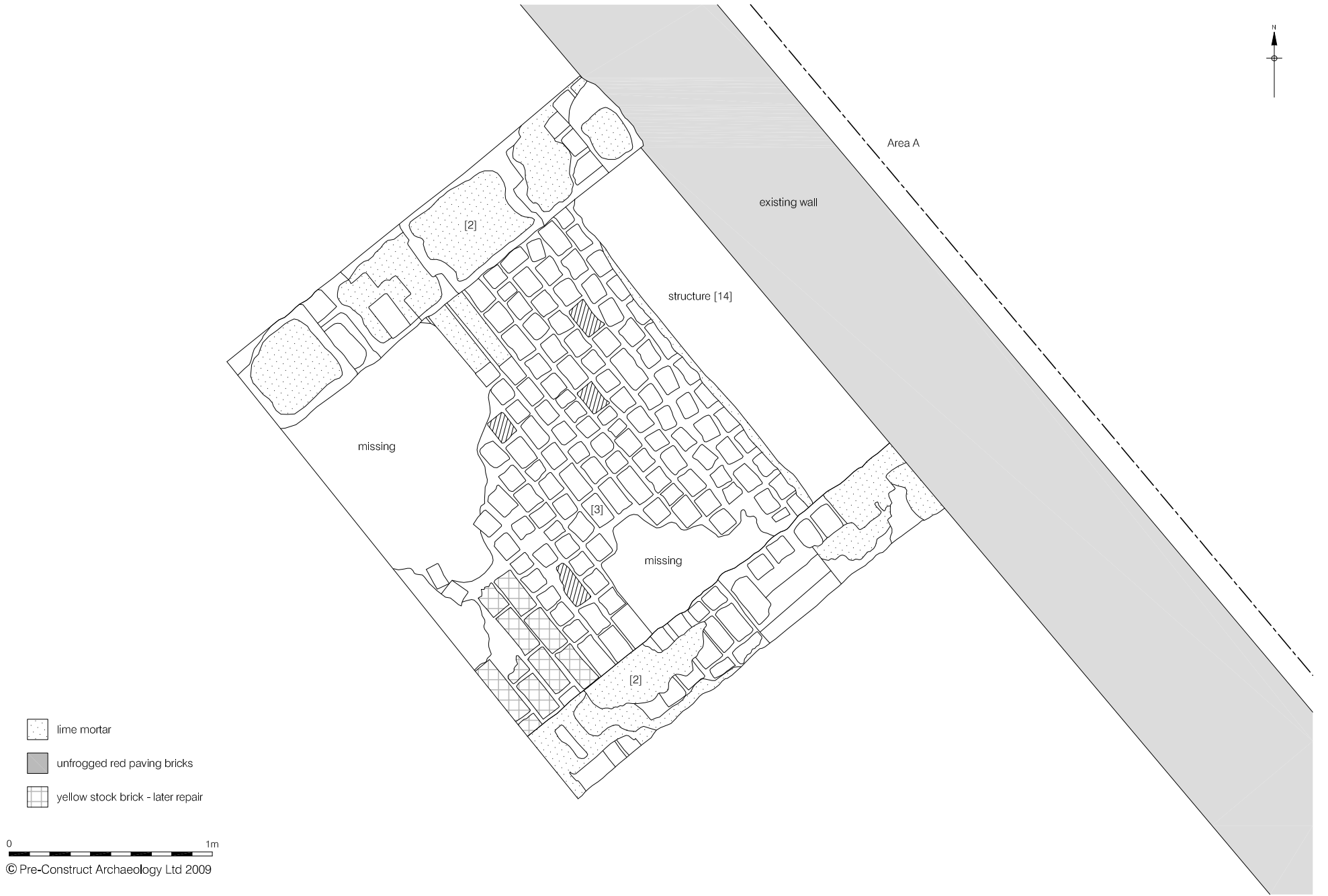


Figure 4
 Phase 2: 18th century
 Detail of Structure 14
 1:25 at A4

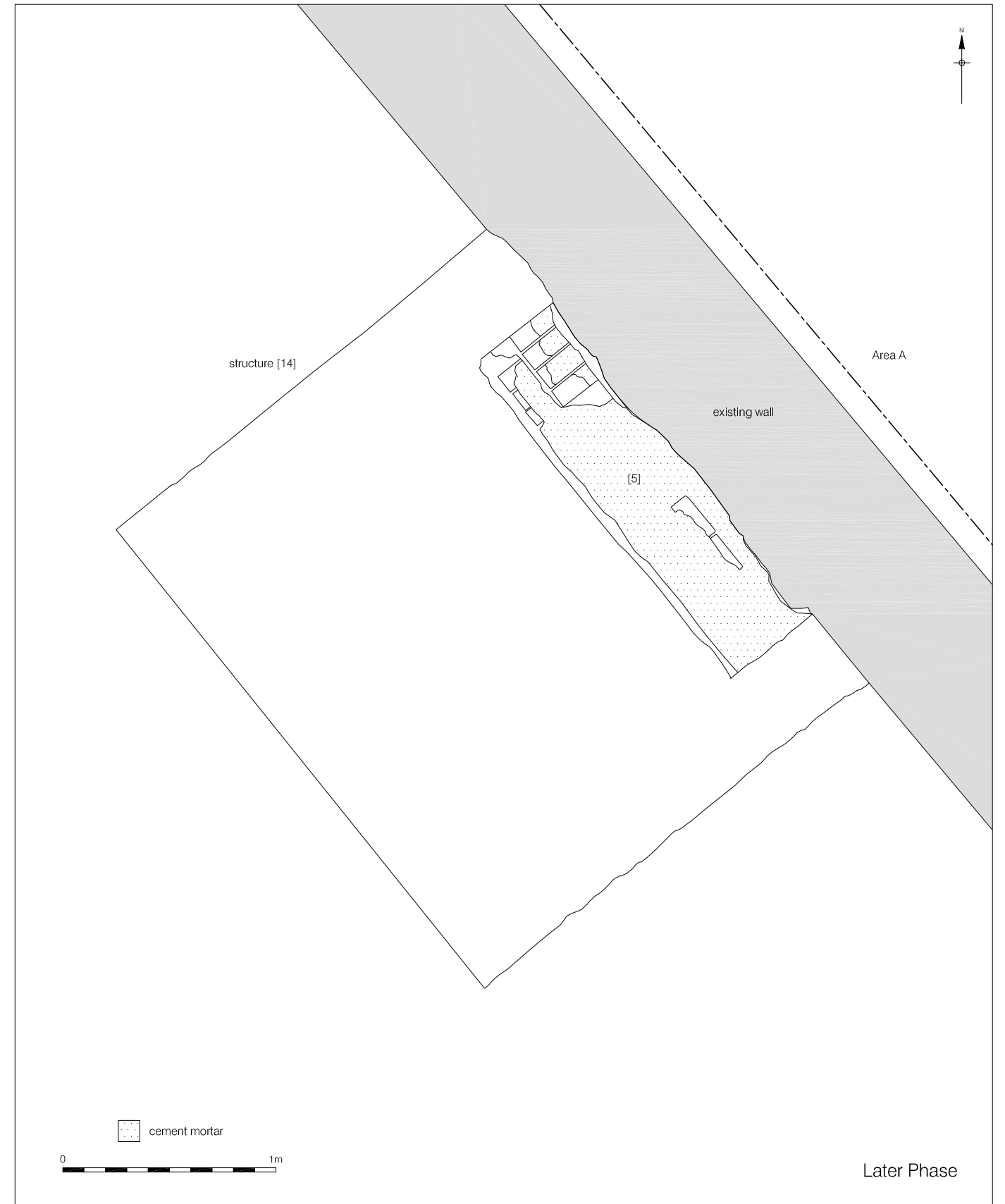
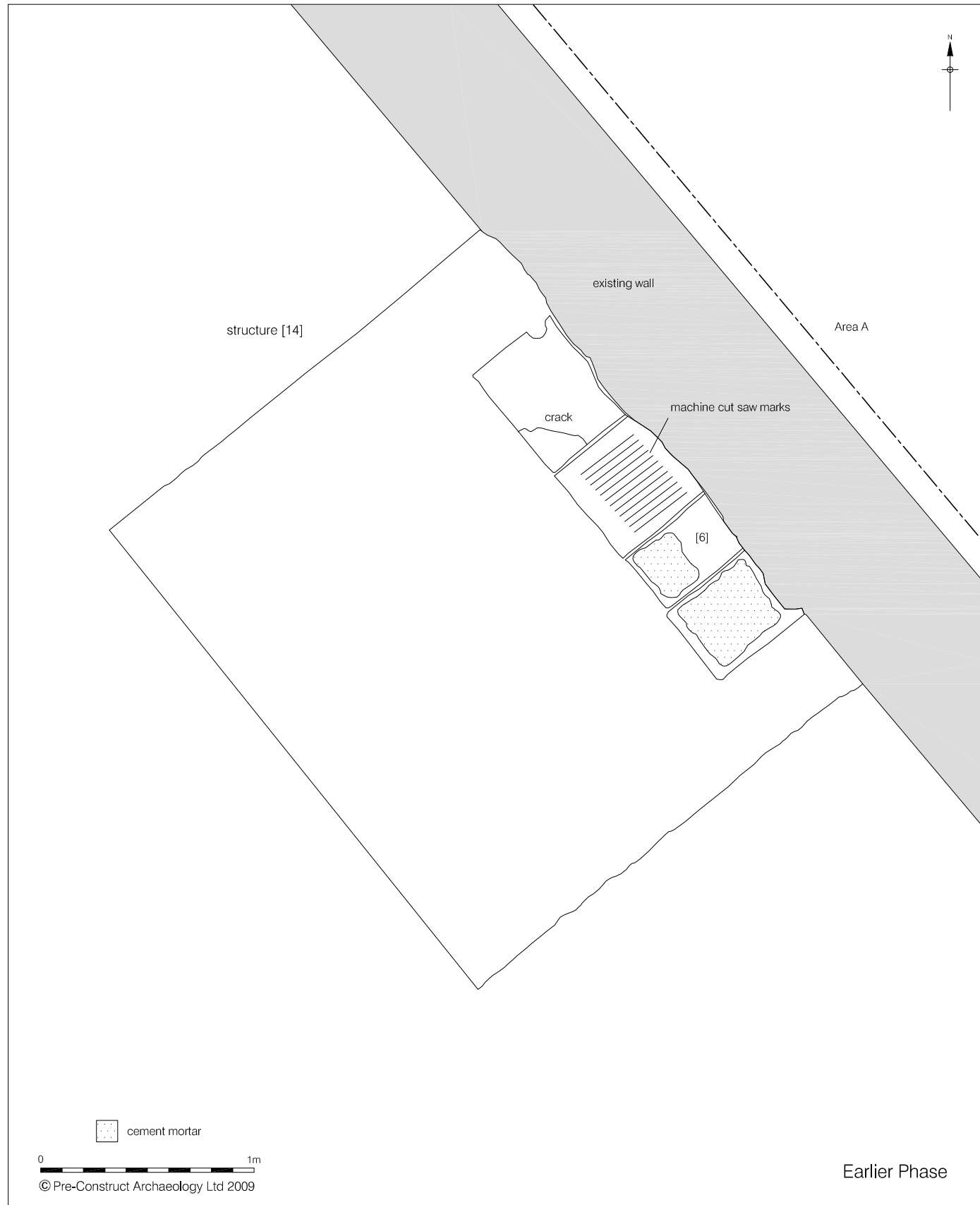
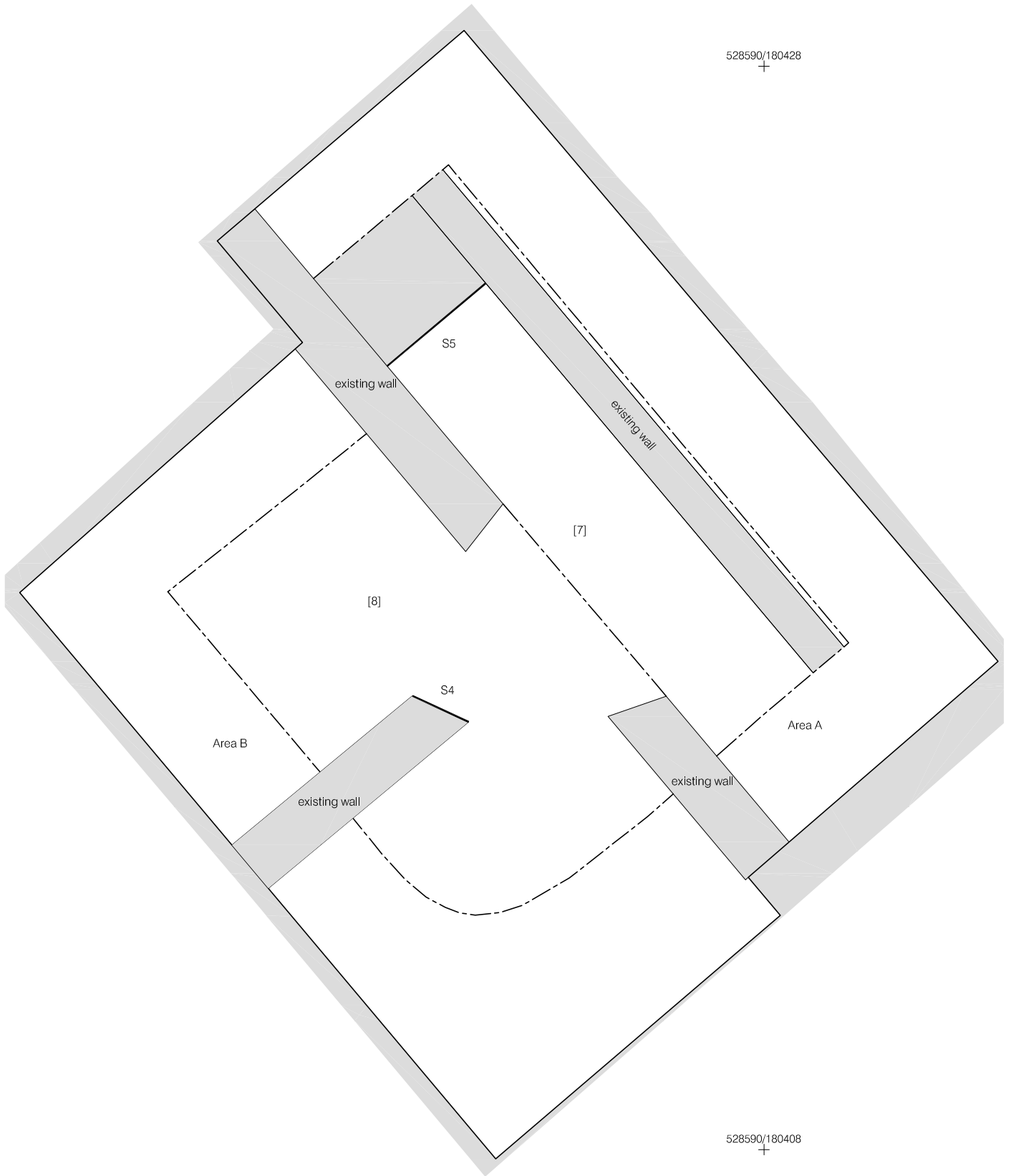


Figure 5
 Phase 3: 18th - 19th century
 Detail of Structure 14
 1:25 at A3



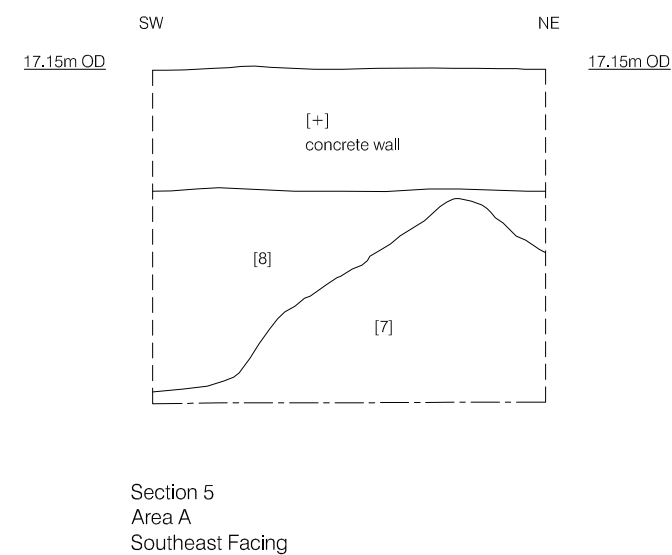
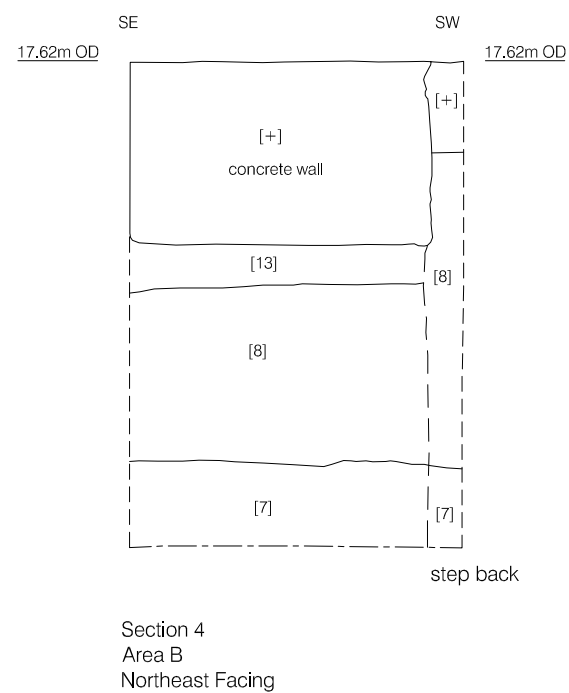
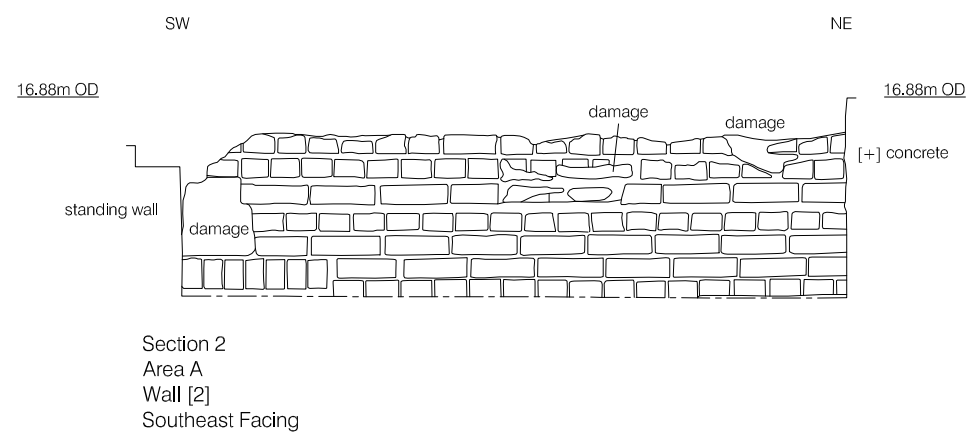
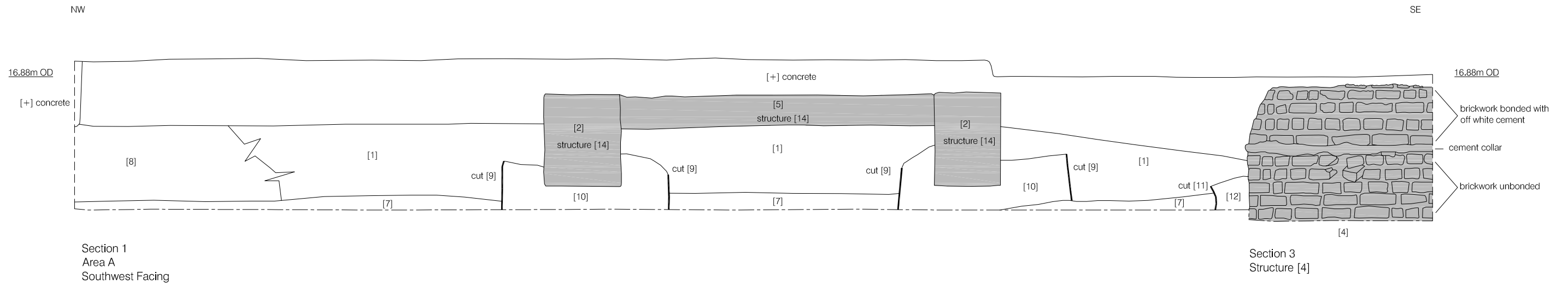
528590/180428
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528590/180408
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Figure 6
Plan of Areas A & B; Post Excavation
1:100 at A4



8 DISCUSSION AND CONCLUSIONS

8.1 The original research objectives of the investigation are listed below with a summary of the archaeological evidence recovered to formulate interpretations and conclusions.

8.2 General Research Objectives

8.2.1 To determine the location, form, extent, date, character, condition, significance and quality of any surviving archaeological remains, irrespective of period, liable to be threatened by the proposed development.

The remains of an 18th century cellar was recorded in Area A. Given the overall structure number [14], this also includes a late 18th/early 19th century addition of some steps down to the cellar floor from street level. Brick dating evidence places the initial phase of the structure to the 18th century and is probably associated with the first building on the site when Hay's Mews was originally laid out by 1750 to provide stables and coach houses for the houses of Berkley Square, Charles Street and Hill Street. The narrow dimensions of the structure, and its shallow depth in relation to the ground surface, suggests this 'cellar' is more likely to have functioned as a below ground storage area, rather than a cellar in the classic sense, particularly as the building it served was a low status one, namely stables and a coach house.

The use of post 1850 yellow stock bricks as a repair to the floor surface indicates that the cellar remained in use until the site was redeveloped in the 1930's as a residential building.

The drain structure [4], just to the south of the cellar structure [14] is contemporary with the initial 18th century phase of the cellar, and is likely to be part of the drainage system of the 18th century stable and coach house. The interpretation of this structure as a drain is based on the domed top. A well, as an alternative explanation, would more be more likely to be vertical structure all the way to the top.

8.2.2 To clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and any surviving structures of archaeological significance.

The 1930s redevelopment of Hay's lodge included new basements which would have truncated underlying deposits. However, in the case of this investigation, the impact of earlier basement construction appears to be less severe than anticipated, as the survival of the 18th century cellar floor indicates.

8.3 Specific Research Questions.

8.3.1 To establish the presence or absence of archaeological deposits

Evidence from this site established the presence of post-medieval archaeological deposits, in moderate to good condition of survival, approximately 2.00m below current ground level.

8.3.2 Evaluate the likely impact of past land use and development.

The natural brickearth deposits encountered on the site appear to have been truncated down to the underlying deposits of London Clay in Area A. It is possible that the brickearth had been quarried for localised brick making in the 17th century. Whilst no specific evidence for quarrying, other than the absence of the brickearth itself, was revealed during the investigation, but it is known that in the 17th and 18th centuries such activity was common if materials were available. Sources indicate that prior to the development of Brick Close, brickearth was extracted and kilns were erected for the burning of the bricks (Gailey 2005). It is possible that a similar process occurred at the site.

8.3.3 Provide sufficient information to construct an archaeological mitigation

The archaeological impact of the ground reduction prior to the proposed works was mitigated by the watching brief undertaken during the investigation, the results of which are presented in this report.

9 ACKNOWLEDGMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Suzanne Gailey of CgMs Limited for commissioning the work on behalf of Al Salam UK Property Investments Ltd. The author would also like to thank the contractors I & M Engineering Limited for their assistance on site. The fieldwork was monitored on behalf of the City of Westminster by Diane Abrams of English Heritage.
- 9.2 The author thanks Jennie Simonson of Pre-Construct Archaeology Ltd for producing the drawings, Kevin Hayward for assessing the building materials, and Chris Jarrett for dating the pottery. The project management and editing of this report was undertaken by Chris Mayo.

10 BIBLIOGRAPHY

10.1 Printed sources

Gailey, S. 2005. 'Archaeological Desk Based Assessment. Land at Hay's Lodge, Chesterfield Hill and 30 Hay's Mews, Mayfair, London Borough of Westminster', CgMs Consulting unpublished report.

Gailey, S. 2009. 'Specification for an Archaeological Monitoring Exercise. Hay's Lodge, Chesterfield Hill, Mayfair, City of Westminster, London', CgMs Consulting unpublished report.

English Heritage Greater London Archaeology Advisory Service, 1998: Archaeological Guidance Papers: 1 Written Schemes of Investigation; 2 Desk-Based Assessments; 3 Standards and Practices in Archaeological Fieldwork in London; Archaeological Reports; 5 Evaluations.

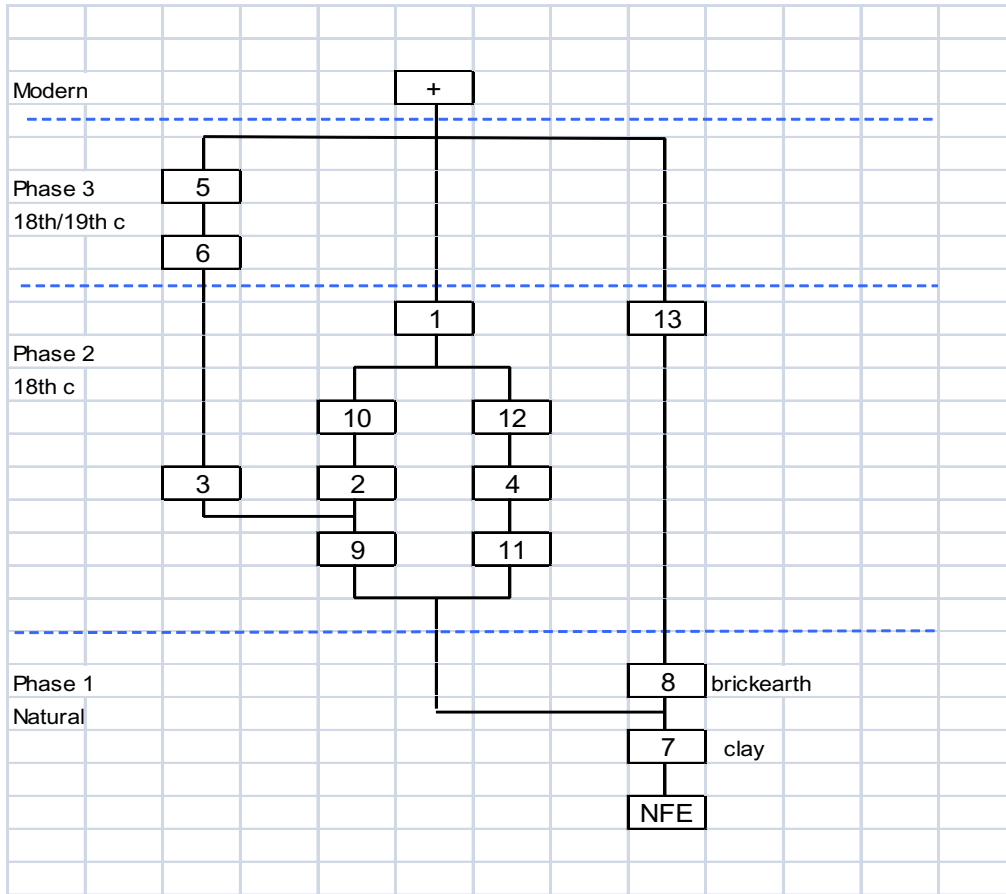
10.2 Cartographic sources.

British Geological Survey. 1:50 000 Series, England and Wales Sheet 256 (North London) 1998.

11 APPENDIX 1: CONTEXT INDEX

Context No.	Type	Description	Phase	Date
1	Layer	Clay layer	2	18th c
2	Masonry	E/W wall of [3]	2	18th c
3	Masonry	Brick floor surface	2	18th c
4	Masonry	Brick drain head	2	18th c
5	Masonry	Later steps to floor [3]	3	18th/19th c
6	Masonry	Limestone slabs below [5]	3	18th c
7	Natural	Natural London clay	1	Natural
8	Natural	Brickearth	1	Natural
9	Cut	C/cut for wall [2]	2	18th c
10	Fill	Fill of [9]	2	18th c
11	Cut	C/cut for [4]	2	18th c
12	Fill	Fill of [11]	2	18th c
13	Layer	Dark clay layer	2	18th c
14	Structure No.	Cellar structure; inc. [2], [3], [5], [6]	2	18th c

12 APPENDIX 2: MATRIX



13 APPENDIX 3: PHOTOGRAPHS



Plate 1: Area A, cellar [14]. Scale 0.50m looking south-east.



Plate 2: Area A, drain [4]. Scale 0.50m looking east.

14 APPENDIX 4: OASIS FORM

OASIS ID: preconst1-69578

Project details

Project name	An Archaeological Watching Brief at Hay's Lodge, Chesterfield Hill, Mayfair, City of Westminster, London
Short description of the project	During a watching brief of the ground reduction phase within the footprint of the re-development of Hay's Lodge, Mayfair, an 18th century cellar floor and walls was uncovered, along with 18th/19th added steps. An 18th c drain shaft was also recorded along with natural deposits of London Clay overlain by Natural Langley Silt Brickearth, which may have been quarried-out in the 18th c for on site brick making.
Project dates	Start: 30-11-2009 End: 09-12-2009
Previous/future work	No / Not known
Any associated project reference codes	HLI 09 - Sitecode
Type of project	Field evaluation
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	CELLAR Post Medieval
Monument type	DRAIN SHAFT Post Medieval
Significant Finds	MASONRY Post Medieval
Significant Finds	POTTERY Post Medieval
Methods & techniques	'Visual Inspection'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST JOHNS WOOD AND MAYFAIR Hay's Lodge, Chesterfield Hill, Mayfair, Westminster, London
Postcode	W1J 5BS
Study area	195.00 Square metres
Site coordinates	TQ 2857 8042 51.5075680355 -0.147188147728 51 30 27 N 000 08 49 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 16.27m Max: 17.32m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	CgMs Consulting
Project design originator	Suzanne Gailey
Project director/manager	Chris Mayo
Project supervisor	Stuart Watson
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Al Salam UK Property Investments Ltd

Project archives

Physical Archive recipient	LAARC
Physical Contents	'Ceramics'
Digital Archive recipient	LAARC
Digital Contents	'Stratigraphic','Survey'
Digital Media available	'Images raster / digital photography','Images vector','Spreadsheets','Survey','Text'
Paper Archive recipient	LAARC
Paper Contents	'Ceramics','Stratigraphic'
Paper Media available	'Context sheet','Matrices','Photograph','Plan','Section','Survey ','Unpublished Text'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Watching Brief at Hays Lodge, Chesterfield Hill, Mayfair, City of Westminster, London
Author(s)/Editor(s)	Watson, S.
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