

**SERVICE INSTALLATION AT
PETTY FRANCE, CITY OF
WESTMINSTER, SW1H**

**ARCHAEOLOGICAL WATCHING
BRIEF**

SITE CODE: PFW10

MARCH 2010



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**SERVICE INSTALLATION AT PETTY FRANCE,
CITY OF WESTMINSTER, SW1H**

ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

Pre-Construct Archaeology Limited			K2221
	Name & Title	Signature	Date
Text Prepared by:	Paw Jorgensen		March 2010
Graphics Prepared by:	Jennifer Simonson		March 2010
Graphics Checked by:	Josephine Brown		March 2010
Project Manager Sign-off:	Chris Mayo		March 2010

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

**An Archaeological Watching Brief During Service Installation At Petty France,
City Of Westminster, SW1H**

Site Code: PFW10

Central National Grid Reference: TQ 2960 7955

**Written and Researched by Paw Jorgensen
Pre-Construct Archaeology Limited, March 2010**

Project Manager: Chris Mayo

Commissioning Client: Westminster Transerv

Contractor:

**Pre-Construct Archaeology Limited,
Unit 54 Brockley Cross Business Centre,
96 Endwell Road,
London SE4 2PD**

Tel: 020 7732 3925

Fax: 020 7732 7896

E-mail: cmayo@pre-construct.com

Website: www.pre-construct.com

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological watching brief conducted during the excavation of a trench for the installation of new services along Petty France, City of Westminster. The watching brief was commissioned by Westminster Transerv and was carried out in February of 2010.
- 1.2 The excavation of three trenches was monitored during the watching brief. The primary trench (Trench 1) was located entirely within the pavement on the north side of Petty France while the two remaining trenches were excavated perpendicular to the road; Trench 2 towards the west end of Trench 1 and Trench 3 just west of the intersection of Palmer Street and Petty France.
- 1.3 With the exception of two brick walls observed in the north facing section towards the east end of Trench 1, the stratigraphic sequence comprised modern made ground overlain by the current road and pavement surfaces. Natural strata were not reached during the excavation.

2 INTRODUCTION

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd during the excavation of three trenches for new service installations along Petty France, City of Westminster in February 2010 (Figure 1).
- 2.2 The main trench (Trench 1) was situated within the pavement along the north side of Petty France towards the Ministry of Justice building while the remaining two trenches were excavated perpendicular to this crossing the road (Figure 2). None of the trenches exceeded 1.00m in depth.
- 2.3 The site is centred at National Grid Reference TQ 2960 7955.
- 2.4 The work was commissioned by Westminster Transerv and monitored on behalf of the City of Westminster by Diane Abrams of English Heritage. It was managed for Pre-Construct Archaeology by Chris Mayo and supervised by Paw Jorgensen.
- 2.5 The site was assigned the code PFW10.



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Figure 1
 Site Location
 1:20,000 at A4

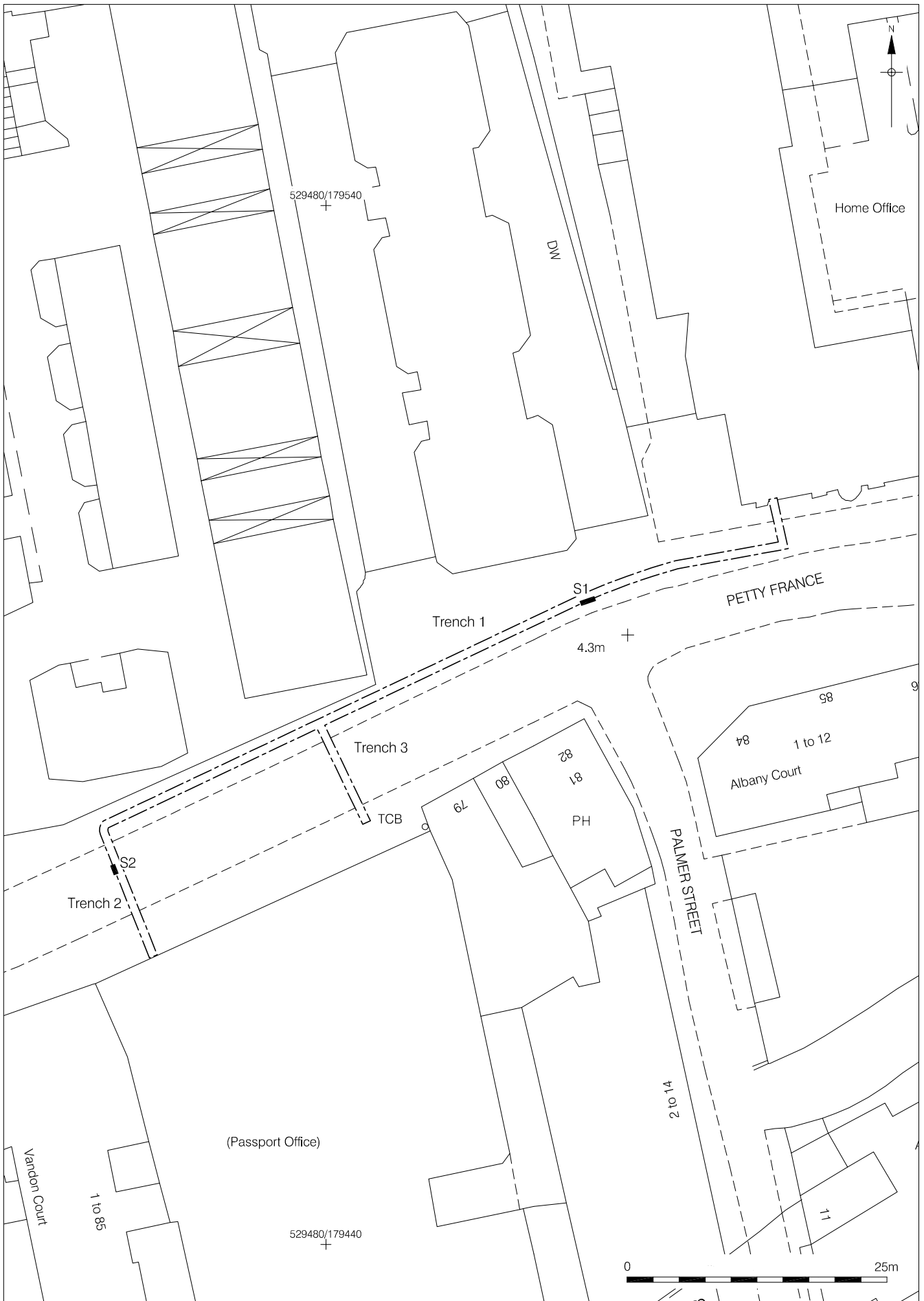


Figure 2
Trench Location
1:500 at A4

3 PLANNING BACKGROUND

3.1 National Guidance

3.1.1 The Department of Environment document 'Planning Policy Guidance: Archaeology and Planning (PPG 16)' (1990) sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded. This document identifies the need for early consultation in the planning process to determine the impact of the construction schemes upon buried archaeological strata. These policies place the responsibility of preserving the archaeological resource with the local planning authority.

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

3.2.1 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.

3.2.2 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.
- 3.2.3 The Area of Special Archaeological Priority of Lundenwic and Thorney Island, as defined in the UDP, has its boundary running along southern side of Petty France. There are no Scheduled Ancient Monuments or Listed Buildings within the development site.
- 3.2.4 The site lies within an Archaeological Priority Area as defined in the UDP.
- 3.2.5 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.

3.3 The London Plan

3.3.1 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.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The Geological Survey of Great Britain, South London, Sheet 256, shows that the solid geology of the development site is comprised of London Clay. The area of works is shown to be positioned on Alluvium, however, to the north this lies over a deposit of Langley Silt ('brickearth'), present in the grounds of Buckingham Palace and immediately north of The Mall, which in turn lie over Kempton Park River Terrace Gravels in the area of St. James's Park.
- 4.1.2 No geotechnical investigations are known to have been conducted on the site. However an investigation at Murray House, to the south of the site recorded river terrace gravels at heights of between -0.02m OD and -1.42m OD.

4.2 Topography

- 4.2.1 The site lies within the pavement adjacent to 102 Petty France, on level ground at an average height of 4.4m OD.
- 4.2.2 The Tyburn, one of London's lost rivers, is expected to have passed within close proximity of the site's southern boundary. This watercourse is thought to have been historically culverted, but the precise route is unknown. Barton (1962) projects its route along Buckingham Gate road, before continuing eastwards at some point between Petty France and Caxton Street. The alluvial strata of the Tyburn may therefore extend below the study site, if modern development has not truncated these deposits. The River Thames lies to the east of the study site adjacent to the Houses of Parliament.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The archaeological and historical background presented here is taken from a Desk-Based Assessment prepared for a project immediately adjacent to the site (Fairman and Holden 2009).

5.2 Prehistoric

5.2.1 Little evidence of prehistoric occupation has been found in the vicinity of the site, perhaps due to the previous low-lying, marsh-like nature of the area. Prehistoric activity has however been recognised on the site of Thorney Island, to the east of the site.

5.3 Roman

5.3.1 The Roman settlement of Londinium centred upon the modern day City of London, to the east of Westminster. Whilst a small amount of activity was recorded around Thorney Island, little evidence has been found in the immediate vicinity of the site.

5.4 Saxon

5.4.1 The main Saxon settlement of Londonwick was situated between Charing Cross and Aldwych to the northeast of the site. Thorney Island however also became a focus during the late Saxon period and developed into an important religious centre. This is reflected by the place-name 'Westminster', which derives from the Saxon word 'minster', referring to the monastery church built on Thorney by Edward the Confessor. It was consecrated prior to the Norman invasion of 1066, when it was named 'The Collegiate Church of St Peter'; the building is now known as Westminster Abbey.

5.4.2 London's main royal residence was relocated during the Saxon period from the City to Thorney Island. The move separated the commercial centre from the seat of royal power and justice.

5.5 Medieval

5.5.1 In the early medieval period, the pre-established seats of government and law were retained by Norman Kings in an attempt to legitimise their claims to the throne. The Palace of Westminster was to remain the legislative centre and royal abode for over 500 years. By the 15th century the area had become noisy and crowded, being frequented by merchants, pickpockets and thieves.

5.6 Post-Medieval

5.6.1 Westminster attained its city status in 1540 after the Episcopal See was founded. Although the bishopric only lasted ten years, its city status was never revoked and continues to the present day. St. James's Park was acquired by Henry VIII in 1531 and converted into a deer park. Development and growth continued throughout the post-medieval period, characterised by much ground raising and land reclamation in order to obtain more building land.

- 5.6.2 Petty France has been recorded from at least 1494, when it was known as 'Pettefraunce', named after the French wool merchants who used to reside here; by 1518 it was known as 'Pete Fraunce'.
- 5.6.3 A map of 1682 depicts the area of Pettie France as already being well developed. Properties line both sides of the street, with gardens to the rear and St James's Park illustrated to the north. The later road of Queen Anne's Gate has not yet been formalised.
- 5.6.4 By 1819 the area is depicted in much greater detail and the road becomes listed as 'York Street'. Terraced housing lines the northern side of the street, which continue to back onto gardens.
- 5.6.5 The first edition Ordnance Survey map of 1867 depicts numerous changes to the vicinity of the site. The courtyard visible to the east of the street, in the former location of Blue Bell Yard, has been developed with additional properties. The area to the north of the former Stable Yard is also now demarcated as 'Queen's Square Place', and a 'Ragged School' for boys appears at the site's northern boundary. The 'Recruit House' to the rear of the terraced housing has been redeveloped into a 'Garrison Chapel' and an additional 'Magazine' and 'Guard House' have been constructed to the north of this. The street remains named 'York Street' and significantly, the construction of the Metropolitan and District Line Railway is illustrated with 'St James's Park' Station appearing to the immediate south of the site. This would have drastically altered the former street plan of properties to the south. Further alterations to the north and west of the site include the construction of 'Birdcage Walk' road following the line of the wooded pathway through St James's Park and the construction of the Wellington Barracks.
- 5.6.6 By 1894-6 the north-eastern side of York Street had been completely redeveloped. Barring a couple of properties to the far north of the site, lining Queen Anne's Gate, all of the terraced housing within the footprint of the site had been demolished. The majority of the area becomes 'Queen Anne's Mansions', which surround a courtyard and fountain. The western limits of the site are occupied by the Niagara Hall. The immediate surroundings of the site however remain relatively unchanged.
- 5.6.7 The Ordnance Survey map of 1916 illustrates that Queen Anne's Mansions remain covering the majority of the site, but the Niagara Hall has either been demolished or redeveloped into a large, unmarked property. Additional development also appears to the north, surrounding the Garrison Chapel.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The watching brief was conducted in accordance with an approved Written Scheme of Investigation (Mayo 2010). The tarmac road surface and underlying concrete were removed by top-cutter and breaker while the paving slabs overlying the main trench (Trench 1) were carefully lifted by hand so they could be reinstated upon completion of the trench. Once soft deposits were exposed, the trenches were excavated by hand due to the risk of live services.
- 6.2 The depths of the trenches averaged 1.0m depth, with a width of c. 0.50m to 1.00m.
- 6.3 All recording systems employed were fully compatible with those used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeology Service (MoLAS 1994). Detailed descriptions of all deposits excavated and exposed were recorded on pro-forma recording sheets. The fieldwork produced three trench plans at a scale of 1:100; three sections at a scale of 1:10; and four context records.
- 6.4 OD levels were calculated from those available on OS maps, and as such are to be considered as approximate.
- 6.5 All trenches were monitored for archaeologically significant deposits and finds throughout excavation by a suitably qualified archaeologist.
- 6.6 All archaeological site records were identified using the Museum of London site code PFW10. The site archive will be deposited at the London Archaeological Archive and Research Centre under this code.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Trench 1

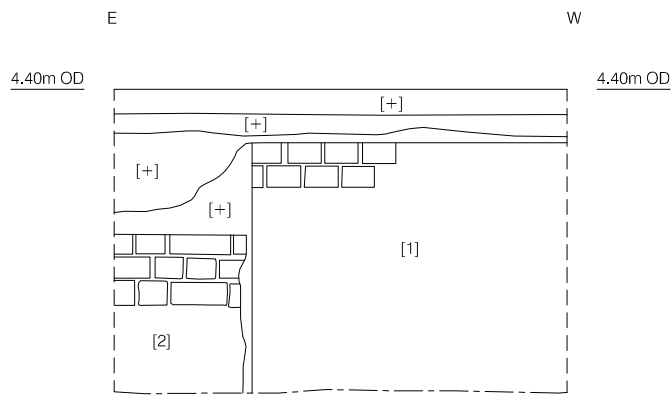
- 7.1.1 Trench 1 was excavated parallel to Petty France, roughly aligned northeast-southwest, and measured 86.9m in length (Figure 2).
- 7.1.2 In the western part of Trench 1 the sequence comprised modern made ground overlain by bedding sand for the current paved surface. Stratigraphically the eastern part of the trench comprised modern made ground overlain by a thin (0.10m) layer of sand providing bedding for the overlying paving slabs.
- 7.1.3 Two brick walls, [1] and [2], were observed in the north facing section towards the eastern end of the trench. Wall [1] appeared to truncate wall [2], although not enough of the walls were exposed to get a full understanding of the relationship between the features. It was constructed using heavy, well made white fabric bricks with white glazed headers produced by the Lumley Brick Fence House Company, Durham. Wall [2] appeared to be slightly earlier in date. Both red and yellow fabric bricks were observed in the exposed wall segment. Hard light grey cement mortar was used as a bonding agent for both walls. It is likely that both of these wall segments pertain to the redevelopment of Niagara Hall some time between 1896 and 1916.

7.2 Trench 2

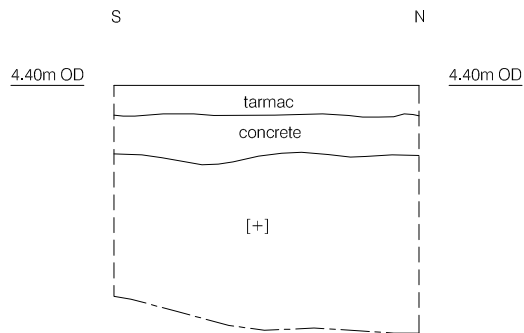
- 7.2.1 Trench 2 was aligned NNW-SSE and was excavated to a depth ranging from 0.70m to 1.00m (Figure 2). Stratigraphically it comprised modern made ground overlain by concrete and ultimately the tarmac surface of the current road.

7.3 Trench 3

- 7.3.1 Trench 3 was aligned NNW-SSE and was excavated to a depth ranging from 0.70m to 1.00m (Figure 2). As with Trench 2, the stratigraphic sequence consisted of modern made ground overlain by a layer of concrete, which was in turn sealed by the tarmac surface of the current road.



Section 1
Trench 1
North Facing



Section 2
Trench 2
East Facing

0 1m
© Pre-Construct Archaeology Ltd 2010

Figure 3
Sections 1 & 2
1:25 at A4

8 CONCLUSIONS

- 8.1 The watching brief revealed no archaeological finds or features pre-dating the late 19th century. No natural deposits were observed within the trenches.
- 8.2 Within Trench 1 the truncated remains of two walls were observed which are considered to be related to Niagara Hall, a structure positioned immediately west of Queen Anne's Mansions at the end of the 19th century.
- 8.3 Other than the two wall sections exposed, no other archaeological finds, features or layers were seen. The remainder of the trenches were comprised only of modern made ground and make-up. This is perhaps unsurprising, given the shallow impact of the new service installation.
- 8.4 Pre-Construct Archaeology Ltd recommend no further work to be necessary for this project.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Westminster Transerv, in particular Marc Chapman, for commissioning the project and also the digging crew who undertook both the excavation of the service trenches and the safe maintenance of the site.
- 9.2 The author would like to thank Chris Mayo for his project management and Jennifer Simonson for producing the illustrations.

10 BIBLIOGRAPHY

English Heritage, 1998 GLAAS Archaeological Guidance Papers.

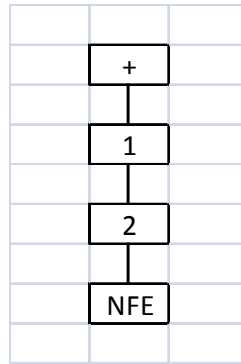
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Mayo, C, 2010, Written Scheme of Investigation for an Archaeological Watching Brief During Service Installation at Petty France, City of Westminster, SW1H. Pre-Construct Archaeology: Unpublished WSI

11 APPENDIX 1: CONTEXT REGISTER

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase	Photos No.
PFW10	1	N/A	1	Masonry	Whiteglazed brick wall	20th Century	N/A	
PFW10	2	N/A	1	Masonry	Red fabric brick wall	20th Century	N/A	

12 APPENDIX 2: SITE MATRIX



13 APPENDIX 3: OASIS FORM

OASIS ID: preconst1-73314

Project details

Project name	Watching Brief During Service Installation at Petty France, City of Westminster
Short description of the project	The excavation of three trenches was monitored during the watching brief. The primary trench (Trench 1) was located entirely within the pavement on the north side of Petty France while the two remaining trenches were excavated perpendicular to the first. With the exception of two late 19th century brick walls observed in the north facing section towards the east end of Trench 1, the stratigraphic sequence across the site comprised modern made ground overlain by the current road and pavement surfaces.
Project dates	Start: 11-02-2010 End: 24-02-2010
Previous/future work	No / No
Any associated project reference codes	PFW10 - Sitecode
Type of project	Recording project
Site status	Area of Archaeological Importance (AAI)
Current Land use	Transport and Utilities 2 - Other transport infrastructure
Monument type	WALLS Post Medieval
Significant Finds	NONE None
Investigation type	'Watching Brief'
Prompt	Direction from Local Planning Authority - PPG16

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER Petty France
Postcode	SW1H
Study area	150.00 Square metres
Site coordinates	TQ 2960 7955 51.4995129463 -0.132673067599 51 29 58 N 000 07 57 W Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	City/Nat. Park/District/Borough archaeologist
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Paw Jorgensen
Type of sponsor/funding	Utility Company

body

Name of sponsor/funding body
Westminster Transerv

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Contents 'Stratigraphic'

Digital Media available 'Images raster / digital photography','Images vector','Spreadsheets','Text'

Paper Archive recipient LAARC

Paper Contents 'Stratigraphic'

Paper Media available 'Context sheet','Plan','Report','Section'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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Entered by Chris Mayo (cmayo@pre-construct.com)

Entered on 8 March 2010

PCA

PRE-CONSTRUCT ARCHAEOLOGY LIMITED

UNIT 54

BROCKLEY CROSS BUSINESS CENTRE

96 ENDWELL ROAD

BROCKLEY

LONDON SE4 2PD

TEL: 020 7732 3925 020 7639 9091

FAX: 020 7639 9588

EMAIL: info@pre-construct.com

PRE-CONSTRUCT ARCHAEOLOGY LIMITED (NORTHERN OFFICE)

UNIT 19A

TURSDALE BUSINESS PARK

DURHAM DH6 5PG

TEL: 0191 377 1111

FAX: 0191 377 0101

EMAIL: info.north@pre-construct.com

