

**LAND AT CHILTERN STREET AND  
PADDINGTON STREET,  
CITY OF WESTMINSTER, W1U 5AA**

**AN ARCHAEOLOGICAL  
EVALUATION**



**SITE CODE: CJH10**

**DECEMBER 2010**

**PRE-CONSTRUCT ARCHAEOLOGY**

DOCUMENT VERIFICATION

LAND AT CHILTERN STREET AND PADDINGTON  
STREET,  
CITY OF WESTMINSTER, W1U 5AA

AN ARCHAEOLOGICAL EVALUATION

Quality Control

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Revision No.	Date	Checked	Approved

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**Site Code:** CJH10

**National Grid Reference:** TQ28088182

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Pre-Construct Archaeology Ltd, December 2010

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**December 2010**

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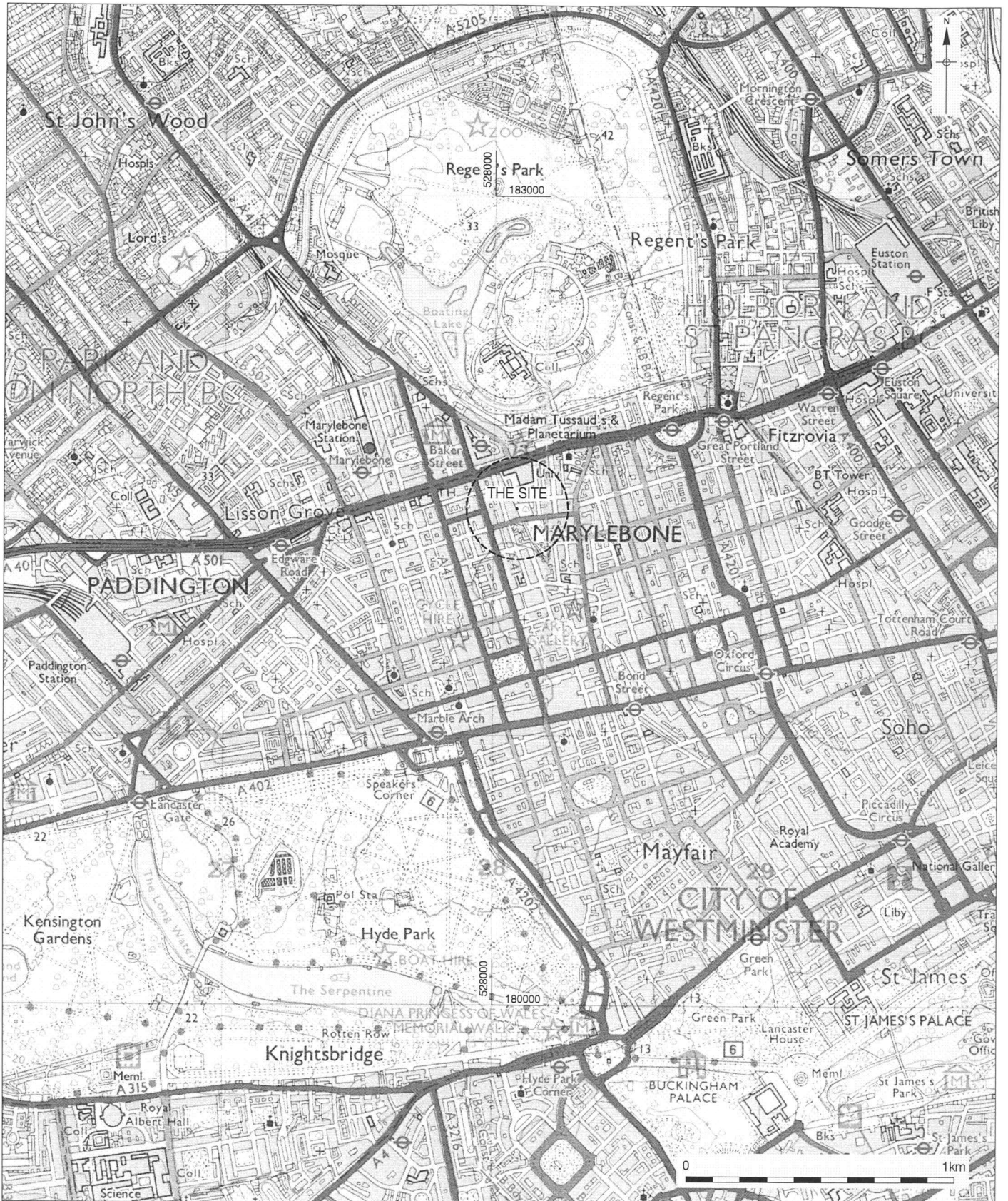
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## **1 ABSTRACT**

- 1.1 This document details the results of the excavation of a single 2.5m by 2.5m archaeological evaluation trench on land at Chiltern Street and Paddington Street, City of Westminster, W1U 5AA. The work was commissioned by CgMs Consulting. The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map, and is centred at TQ28088182.
- 1.2 The object of the work was to assess the archaeological impact of the proposed development on the eastern boundary of the site, an area known to extend into the former St Marylebone burial ground in use 1777-1814, and up to c.1888. The work was undertaken in accordance with a Written Scheme of Investigation (Mayo 2010).
- 1.3 A cemetery horizon was identified 0.70m below the current ground surface at 25.91m OD. Graves were recorded cutting from this level. Articulated human remains were encountered in a grave cut 1.64m below the current ground surface at 24.97m OD. These findings support the assertion in the Archaeological Desk Based Assessment (Meager 2010) that significant quantities of human remains could survive within the eastern boundary of the site.

## **2 INTRODUCTION**

- 2.1 A single 2.5m x 2.5m archaeological evaluation trench was commissioned by CgMs Consulting on land at Chiltern Street and Paddington Street, City of Westminster, W1U 5AA. The archaeological work was undertaken by the author for Pre-Construct Archaeology. The works were undertaken between 13th and 15th December 2010. The site was centred at National Grid Reference TQ 28088182.
- 2.2 The site of proposed development is currently occupied by a multi-story car park building fronting Chiltern Street, of four storeys plus two basement levels, together with buildings fronting Paddington Street, dating to the mid 1960s, with an access road to the car park running along the eastern boundary. The evaluation trench was located at the northern end of this access road. Ground level is 26.61m OD.
- 2.3 The archaeological evaluation demonstrated that significant quantities of human remains could survive within the eastern boundary of the site. The St Marylebone cemetery horizon was identified surviving 0.70m below the current ground surface at 25.91m OD. Graves were recorded cutting from this level. Articulated human remains were encountered in a grave cut 1.64m below the current ground surface at 24.97m OD.
- 2.4 Overlying the cemetery horizon 19th century made-ground was observed, partly comprised of broken up gravestones. This is considered to represent the remains of an access road to the mortuary building built c.1888 known to have occupied the car park site. This 19th century material extends to a depth of no more than 0.70m below the current ground level.
- 2.5 It is expected that significant quantities of human remains survive within the eastern boundary of the site.
- 2.6 Prior to the fieldwork CgMs Consulting has produced an Archaeological Desk-Based Assessment for the site (Meager 2010). The work was undertaken in accordance with a Written Scheme of Investigation (Mayo 2010).
- 2.7 Pre-Construct Archaeology shall retain all materials pertaining to the archive until it is archived with the recipient repository, LAARC, under the site code CJH10. No human material was disinterred during the evaluation work.



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Figure 1  
Site Location  
1:20,000 at A4

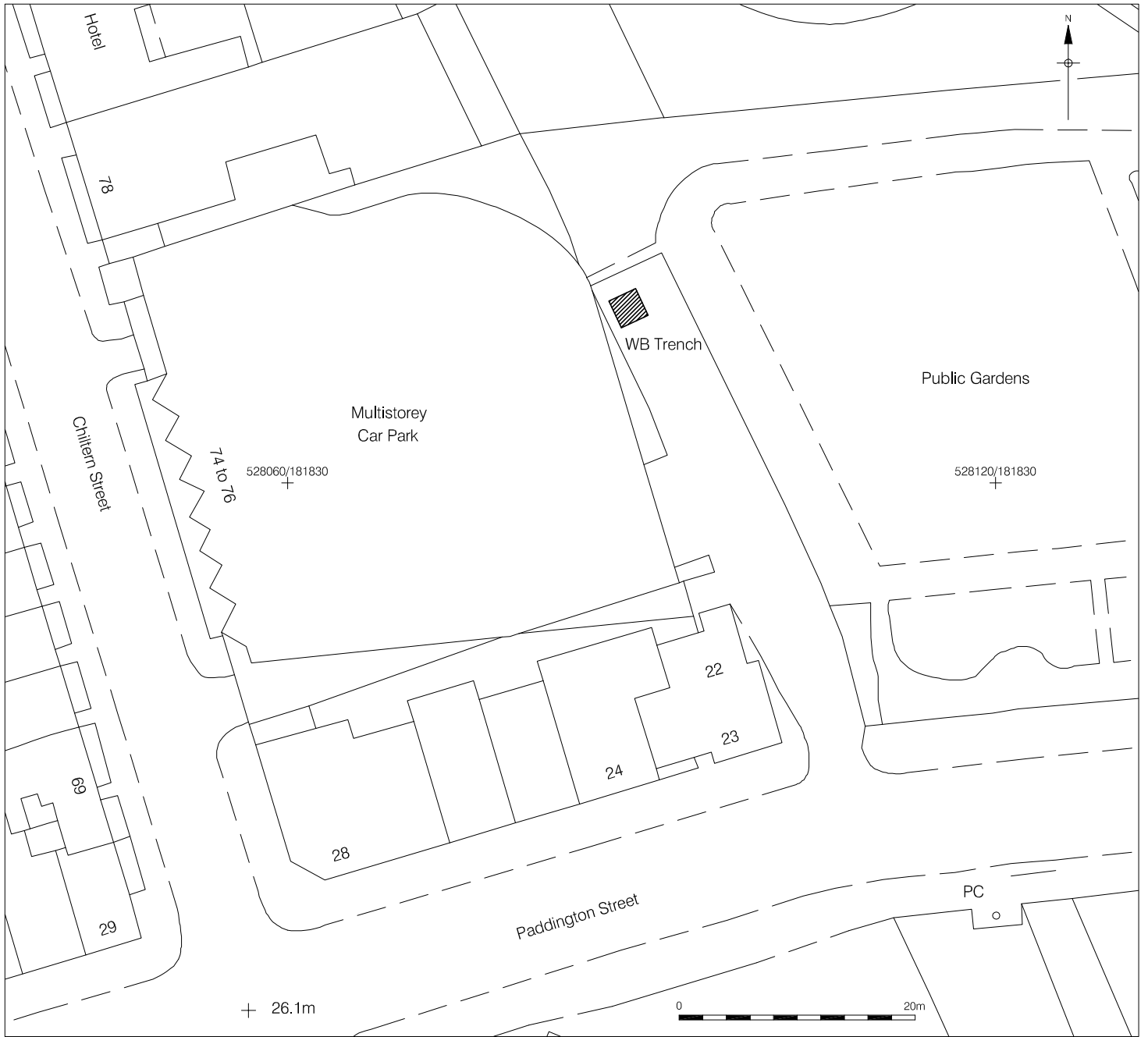


Figure 2  
 Location of Watching Brief  
 1:500 at A4



### **3 PLANNING BACKGROUND**

#### **3.1 National Policy**

3.1.1 In March 2010 the Department for Communities and Local Government (DCLG) published Planning Policy Statement PPS5 Planning for the Historic Environment.

3.1.2 PPS5 sets out Government's national planning policies on the conservation of the historic environment. The policies in the PPS are a material consideration which must be taken into account in development management decisions, where relevant. The policies set out in PPS5 also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.1.3 Annex 2 of PPS5 defines as a "Heritage Asset", 'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting

- consideration in planning decisions'; heritage assets are also defined as 'valued components of the historic environment'.
- In short, government guidance provides a framework which
- requires applicants to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset; has a presumption in favour of the conservation of designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
- protects the settings of such designated heritage assets; takes into account the desirability of sustaining and enhancing the significance of heritage assets;
- where the loss of whole or part of a heritage asset's significance is justified,
- provides for the recording of assets and for publication of the resulting evidence.

3.1.4 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPS5, by current Development Plan Policy and by other material considerations.

#### **3.2 Regional Policy**

3.2.1 The relevant Strategic Development Plan framework is provided by 'The London Plan, Spatial Development Strategy for Greater London Consolidated with Alterations since 2004' (Feb 2008). It includes the following policy relating to archaeology within central London:

##### **POLICY 4B.12 HERITAGE CONSERVATION**

BOROUGHSHOULD:

- ENSURE THAT THE PROTECTION AND ENHANCEMENT OF HISTORIC ASSETS IN LONDON ARE BASED ON AN UNDERSTANDING OF THEIR SPECIAL CHARACTER, AND FORM PART OF THE WIDER DESIGN AND URBAN IMPROVEMENT AGENDA, INCLUDING THEIR RELATIONSHIP TO ADJOINING AREAS, AND THAT POLICIES RECOGNISE THE MULTI-CULTURAL NATURE OF HERITAGE ISSUES

- IDENTIFY AREAS, SPACES, HISTORIC PARKS AND GARDENS, AND BUILDINGS OF SPECIAL QUALITY OR CHARACTER AND ADOPT POLICIES FOR THEIR PROTECTION AND THE IDENTIFICATION OF OPPORTUNITIES FOR THEIR ENHANCEMENT, TAKING INTO ACCOUNT THE STRATEGIC LONDON CONTEXT
- ENCOURAGE AND FACILITATE INCLUSIVE SOLUTIONS TO PROVIDING ACCESS FOR ALL, TO AND WITHIN THE HISTORIC ENVIRONMENT AND THE TIDAL FORESHORE.

#### **POLICY 4B.15 ARCHAEOLOGY**

THE MAYOR, IN PARTNERSHIP WITH ENGLISH HERITAGE, THE MUSEUM OF LONDON AND BOROUGHES, WILL SUPPORT THE IDENTIFICATION, PROTECTION, INTERPRETATION AND PRESENTATION OF LONDON'S ARCHAEOLOGICAL RESOURCES. BOROUGHES IN CONSULTATION WITH ENGLISH HERITAGE AND OTHER RELEVANT STATUTORY ORGANISATIONS SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR DPDS FOR PROTECTING SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL ASSETS WITHIN THEIR AREA.

### **3.3 Local Policy**

3.3.1 The relevant Development Plan Policy is provided by the Westminster City Council Development Plan (UDP) adopted January 2007. The Plan contains the following policies which provides a framework for the consideration of development proposals affecting archaeological and heritage features:

#### **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.

3.3.2 The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 The solid geology of the study site is shown as London Clay deposits forming the London Basin (Meager 2010).
- 4.2 Further detail is provided by British Geological Survey sheet 270 (North London: 1994) which demonstrates that the study site is underlain by deposits of Lynch Hill Gravels, defined as 'Post-diversionary Thames River Terraced Deposits: gravel, sandy and clayey in part' (Meager 2010).
- 4.3 Ground level at the edge of the evaluation trench is 26.61m OD.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The Archaeological and historical background of the site has been comprehensively documented in the site specific Desk-Based Assessment produced by CgMs Consulting (Meager 2010).
- 5.2 The Desk-Based Assessment concluded that the site can be considered to have a generally low potential for all past periods of human activity, prior to the post medieval and modern periods.
- 5.3 The eastern edge of the site lies within a former burial ground in use between 1777-1814, and used sporadically up to c. 1888 when a mortuary building was constructed on the site. Access to the mortuary was formed running north from Paddington Street, within the western boundary of the former cemetery.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 A Written Scheme of Investigation for the site detailed the methodology adopted for this evaluation (Mayo 2010).
- 6.2 The aim of the evaluation was to determine and fully record/ investigate the location extent, date, character, condition, significance and quality of any surviving archaeological remains. A single 2.5m x 2.5m evaluation trench was located at the northern end of the eastern access road to the existing car park. The evaluation trench was designed to confirm the presence and concentration of burial only, not to disinter any remains at this stage.
- 6.3 A mechanical excavator under constant archaeological supervision was used break out the existing concrete surface and modern make-up. The machine then proceeded to remove spits of not more than 100mm per pass. After each pass the machined surface was closely inspected for finds, disarticulated bone and grave cuts. The machine continued to remove material until grave cuts were clearly exposed. Two grave cuts were then partially excavated by hand to determine their contents.
- 6.4 No in situ human remains were removed or disturbed during this evaluation.
- 6.5 All deposits were recorded on pro forma context sheets. Trench plans and sections were drawn at a scale of 1:20 and 1:10 respectively. The trench was fixed to the Ordnance Survey by means of triangulation, whilst levels were calculated to the site using bench mark located at 32 Paddington St with a value of 26.23m OD. A photographic record was also kept of the trench in colour and monochrome slide, and digital formats.

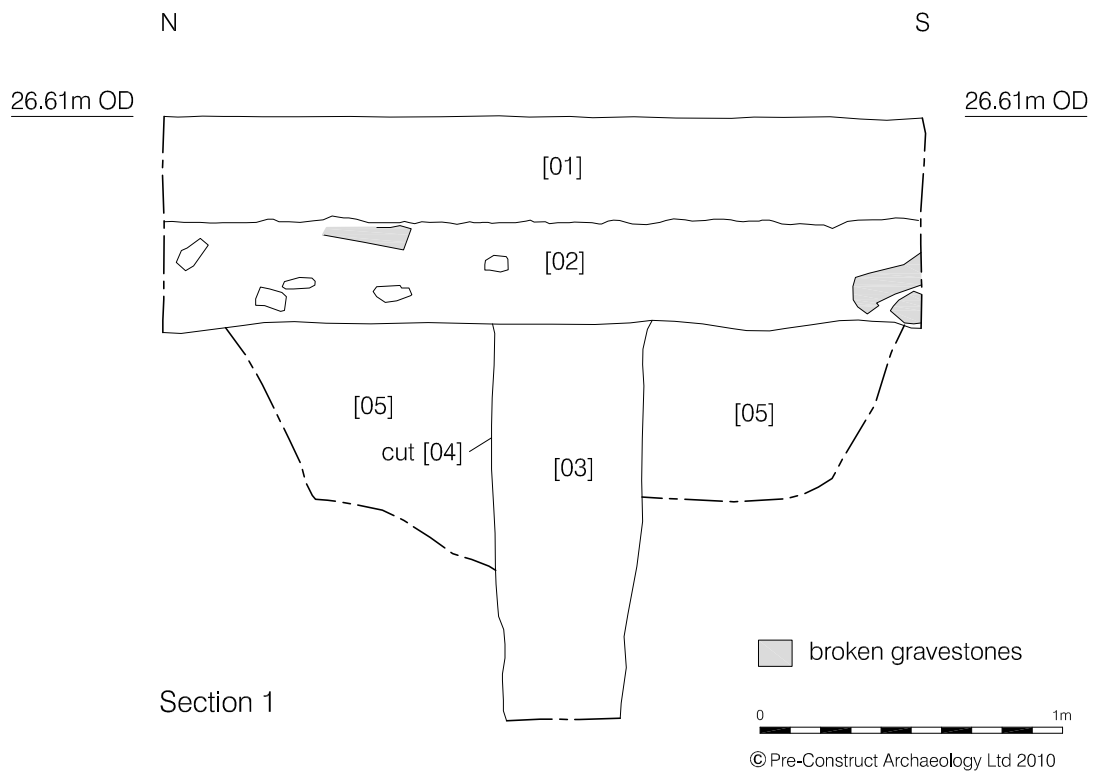
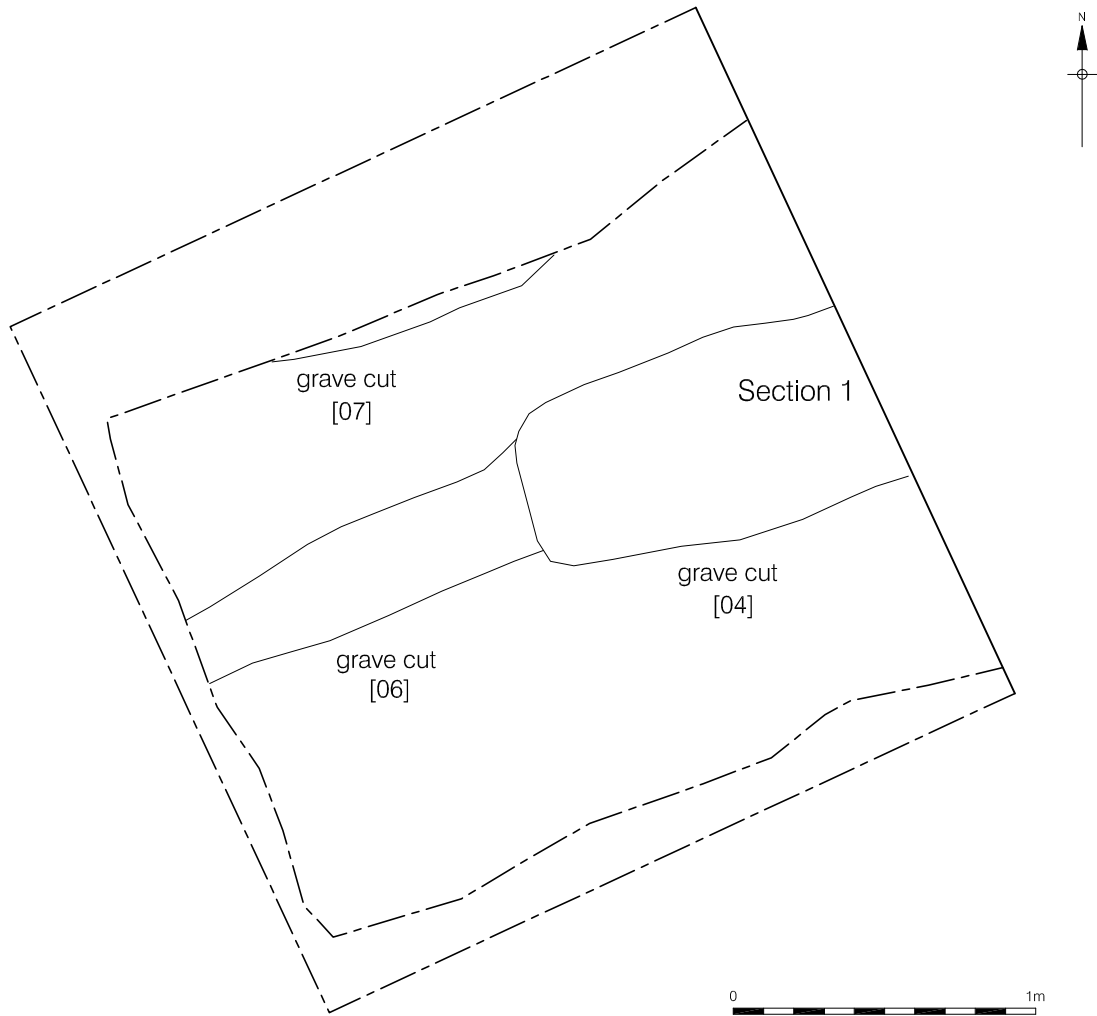
## **7 THE ARCHAEOLOGICAL SEQUENCE**

### **7.1 Phase 1: Post-Medieval**

- 7.1.1 The earliest deposit recorded was orange brown silty gravel, with patches of yellow sand [5] and containing occasional CBM fragments. The top of this deposit was recorded at 25.91m OD, and it was excavated to a height of 25.11m OD. Deposit [5] is clearly the cemetery soil horizon of the St Marylebone burial ground. The gravelly nature of deposit [5] would indicate that there has been considerable truncation and reworking of underlying natural gravel deposits.
- 7.1.2 Truncating the cemetery soil [5] were three approximately northeast-southwest aligned grave cuts [4], [6], and [7] (see Figure 3). Two of these cuts were investigated further. The fill [3] of grave cut [4] was a compact, mid-brown silty-gravel excavated to a height of 24.61m OD or 2.0m below ground level. This deposit was not excavated below this point due to limitations on working room within the trench, and human remains were not exposed, although they should be expected.
- 7.1.3 Human remains were encountered in grave cut [6] at 24.19m OD, filled by [8]. These included a collection of disarticulated or disturbed juvenile bones overlying the in situ and well preserved articulated lower limb bones of an adult. The upper half of this adult individual extended beyond the limits of the evaluation trench. These bones sloped markedly down from towards the western side of the trench (the middle of the femurs being at approximately 0.2m lower than the ankle) probably indicating the presence of a coffin stack. Some coffin nails were observed within fill [8] and orange brown powdery staining nearer the edges of this grave is taken to represent decayed coffin(s). Having positively identified in situ human material within grave cut [6] no further excavation took place.
- 7.1.4 Grave cut [7] was located at the trench edge and extending into the limits of excavation, and therefore no excavation was undertaken of the grave cut or its fill [9].
- 7.1.5 Overlying and sealing the grave cuts was a compact, 0.35m-thick layer [2] of mid to dark grey sandy-silty gravel containing inclusions of 19th century demolition material and large pieces of broken up gravestone. The top of layer [2] was 26.26m OD or 0.35m below current ground level. One partial headstone from this deposit was inscribed with the initials T.C with the date 1823. This layer represents the creation of the access road to the mortuary building c. 1888, during which the broken gravestones were used to make up the ground.

### **7.2 Phase 2: Modern**

- 7.2.1 Layer [2] was directly overlain by the 0.35m thick current reinforced concrete ground surface [1].



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Figure 3  
Plan and section of Watching Brief trench  
1:25 at A4

**Plate 1, West facing. Section 1 showing grave cut [4].**



**Plate 2, Grave Cut [6]. Articulated human remains**



## **8 INTERPRETATION AND CONCLUSIONS**

- 8.1 The earliest deposit recorded during the watching brief was the gravelly cemetery soil of the St Marylebone burial ground. This was encountered 0.70m below the surface and was observed to be cut by at least 3 grave cuts. Investigation of one of these revealed well preserved in situ human skeletal material at 24.19m OD. The remains of more than one individual within grave cut [6] and the sloping angle of adult leg bones observed suggests some subsidence may have taken place, indicative of the presence of a possible coffin stack.
- 8.2 Overlying the cemetery horizon the c.1888 access road to the mortuary building formerly occupying the development site has been clearly identified. The base of this access road is 0.70m below the current ground surface. It may be inferred that the construction of this access road led to some slight truncation of the surface of the burying ground deposits. Apart from this slight later 19th century truncation however, the St Marylebone burying ground remains intact and undisturbed in this eastern area of the proposed development site.
- 8.3 It is clear from the location of the adult lower limb bones observed in the evaluation trench that bodies were interred right up to the western edge of the St Marylebone burying ground (i.e. the eastern perimeter of the existing car park building).



## **9 ACKNOWLEDGEMENTS**

- 9.1 PCA would like to thank Duncan Hawkins of CgMs Consulting for commissioning the work and Rob Whytehead of English Heritage for monitoring it.
- 9.2 The author would like to thank Chris Mayo for his project management and editing, and Josephine Brown for the illustrations.

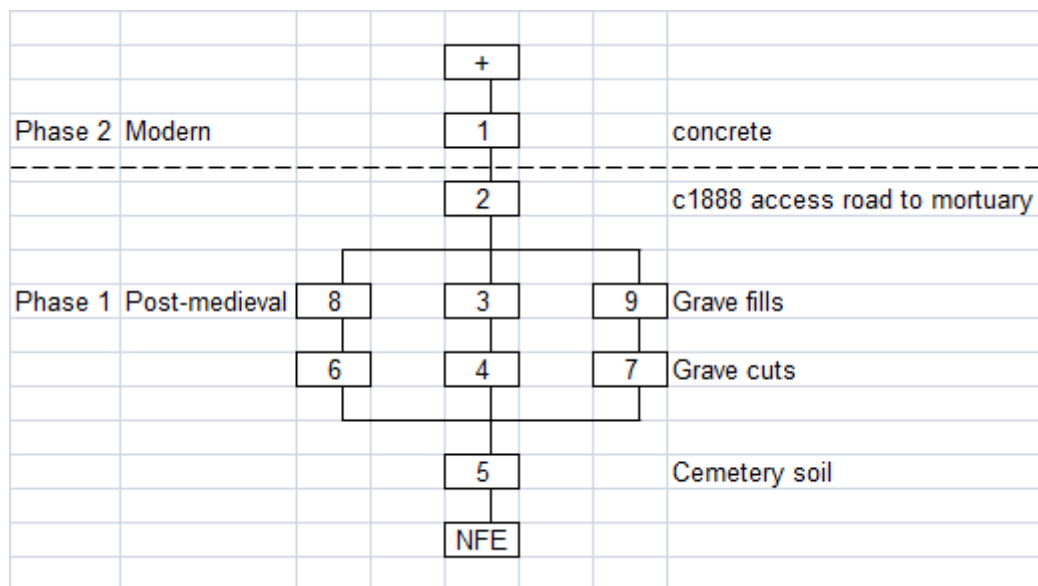
## **10 BIBLIOGRAPHY**

- Mayo, C. 2010. 'Land at Chiltern Street and Paddington Street, City of Westminster, W1U 5AA: Written Scheme of Investigation for an Archaeological Evaluation'. Unpublished report for PCA.
- Meager, R. 2010. 'Archaeological Desk Based Assessment. Land at Chiltern Street and Paddington Street London W1'. Unpublished report for CgMs Consulting.

## 11 APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Type	Description	Date
CJH10	1	Layer	Concrete	Modern
CJH10	2	Layer	Made ground	19th century
CJH10	3	Fill	Grave fill of [4]	18th/19th century
CJH10	4	Cut	Grave cut	18th/19th century
CJH10	5	Layer	Cemetery soil	18th/19th century
CJH10	6	Cut	Grave cut	18th/19th century
CJH10	7	Cut	Grave cut	18th/19th century
CJH10	8	Fill	Grave fill of [6]	18th/19th century
CJH10	9	Fill	Grave fill of [7]	18th/19th century

## 12 APPENDIX 2: MATRIX



## 13 APPENDIX 3: OASIS DATA COLLECTION FORM

**OASIS ID: preconst1-89992**

### Project details

Project name	Land at Chiltern Street and Paddinton Street: An Archaeological Evaluation
Short description of the project	The excavation of a single 2.5m by 2.5m archaeological evaluation trench on land at Chiltern Street and Paddington Street, City of Westminster, W1U 5AA was undertaken by PCA. The work was commissioned by CgMs Consulting. The object of the work was to assess the archaeological impact of the proposed development on the eastern boundary of the site, an area known to extend into the former St Marylebone burial ground in use 1777-1814, and up to c.1888. A cemetery horizon was identified 0.70m below the current ground surface at 25.91m OD. Graves were recorded cutting from this level. Articulated human remains were encountered in a grave cut 1.64m below the current ground surface at 24.97m OD. These findings support the assertion in the Archaeological Desk Based Assessment that significant quantities of human remains could survive within the eastern boundary of the site.
Project dates	Start: 13-12-2010 End: 15-12-2010
Previous/future work	No / Yes
Any associated project reference codes	CJH10 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Other 15 - Other
Monument type	CEMETERY Post Medieval
Significant Finds	HUMAN BONE Post Medieval
Methods & techniques	'Test Pits'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

### Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER Chiltern Street and Paddington Street
Postcode	W1U 5AA
Study area	125.00 Square metres
Site coordinates	TQ 2808 8182 51.5202624635 -0.153736774824 51 31 12 N 000 09 13 W Point
Lat/Long Datum	Unknown

### Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	CgMs Consulting

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Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Alexander Pullen
Type of sponsor/funding body	Consultant
Name of sponsor/funding body	CgMs Consulting

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#### **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','Section','Notebook - Excavation',' Research',' General Notes'

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#### **Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	LAND AT CHILTERN STREET AND PADDINGTON STREET, CITY OF WESTMINSTER, W1U 5AA: AN ARCHAEOLOGICAL EVALUATION
Author(s)/Editor(s)	Pullen, A.
Date	2010
Issuer or publisher	PCA
Place of issue or publication	London
Description	A4 bound client report

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Entered on	20 December 2010

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