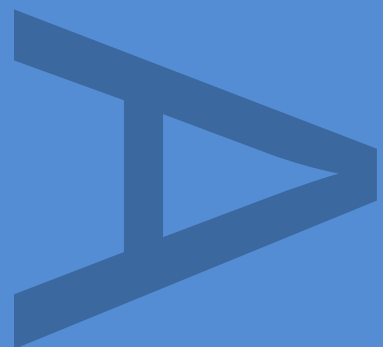


**LAND TO THE REAR OF
MARYLEBONE MAGISTRATES
COURT, SEYMOUR PLACE
CITY OF WESTMINSTER**

**ARCHAEOLOGICAL WATCHING
BRIEF**

SITE CODE: MAR11

APRIL 2011



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

LAND TO THE REAR OF MARYLEBONE MAGISTRATES COURT SEYMOUR PLACE CITY OF WESTMINSTER

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K2480
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	Name & Title	Signature	Date
Text Prepared by:	Alexander Pullen		March 2011
Graphics Prepared by:	Jennifer Simonson		March 2011
Graphics Checked by:	Josephine Brown	pp 	March 2011
Project Manager Sign-off:	Tim Bradley		April 2011

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 at Land to the Rear of
Marylebone Magistrates Court, Seymour Place, City of
Westminster, London**

Site Code: MAR11

National Grid Reference: TQ 2748 8176

**Written and Researched by Alexander Pullen
Pre-Construct Archaeology Ltd, April 2011**

Project Manager: Tim Bradley

Commissioning Client: CgMs Consulting

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

Tel: 020 7732 3925

Fax: 020 7732 7896

Email: tbradley@pre-construct.com

Website: www.pre-construct.com

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April 2011

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CONTENTS

1	ABSTRACT	3
2	INTRODUCTION.....	4
3	GEOLOGY AND TOPOGRAPHY	8
4	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	9
5	ARCHAEOLOGICAL METHODOLOGY.....	10
6	ARCHAEOLOGICAL SEQUENCE.....	11
7	CONCLUSIONS.....	13
8	ACKNOWLEDGEMENTS	14
	BIBLIOGRAPHY	15

APPENDICES

APPENDIX 1: CONTEXT REGISTER	16
APPENDIX 2: MATRIX	17
APPENDIX 3: DIGITAL PHOTOGRAPHS	18
APPENDIX 4: OASIS FORM	20

FIGURES

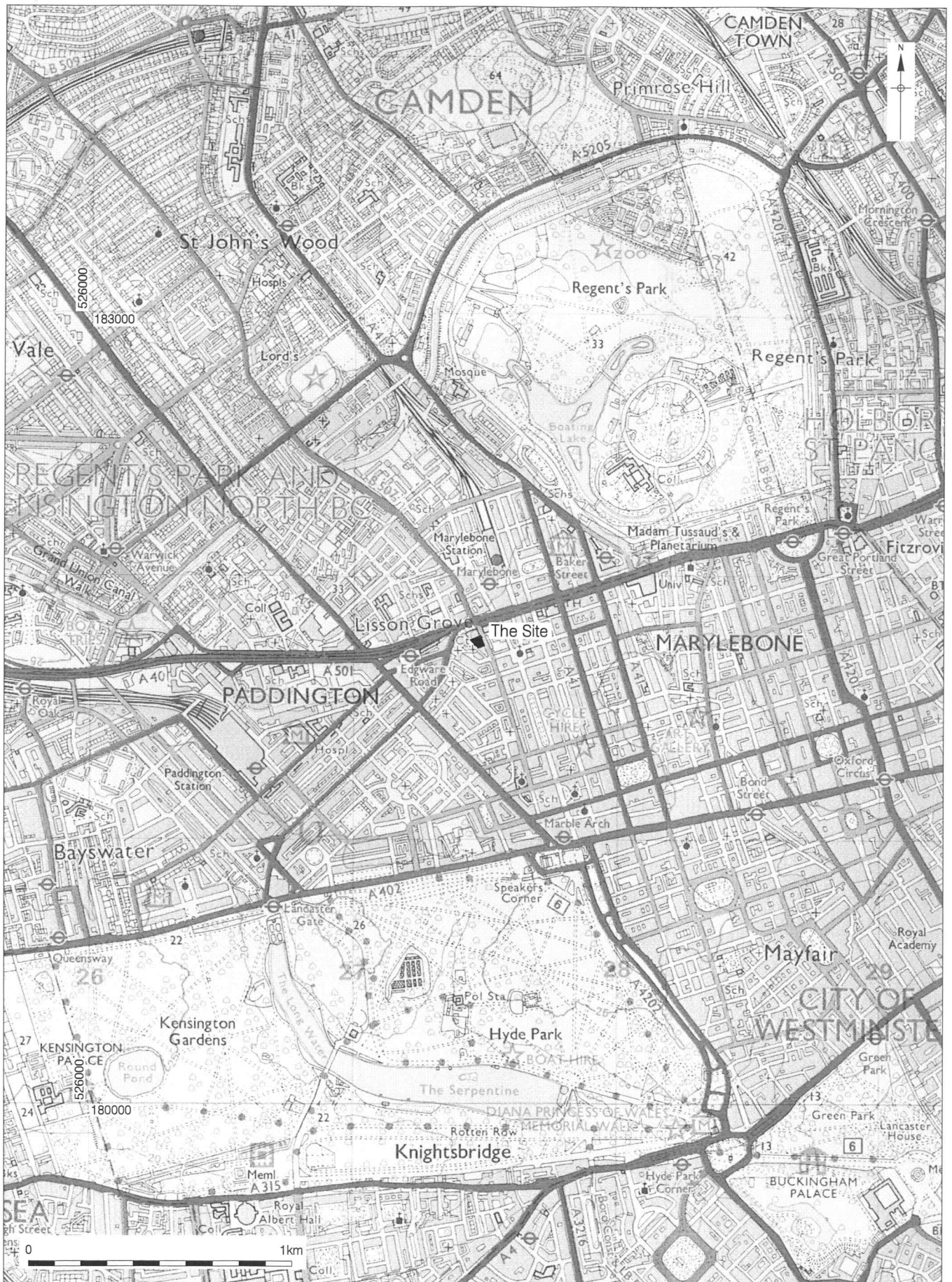
FIGURE 1 SITE LOCATION	5
FIGURE 2 MULTI-CONTEXT PLAN DIG AREAS 1-3	6
FIGURE 3 SECTION DRAWINGS.....	7

1 ABSTRACT

- 1.1 This document details the results of an archaeological watching brief at land to the rear of Marylebone Magistrates Court, Seymour Place. The watching brief was commissioned by CgMs Consulting on behalf of Barratt West London. The watching brief involved the monitoring of large scale ground reduction for a new residential development. A Written Scheme of Investigation for this work was prepared by Peter Moore of Pre-Construct Archaeology, April 2010. The main watching brief on ground reduction took place between the 9th and 22nd of March 2011, and was preceded by watching brief on the installation of an electricity substation in the north west corner of the site, undertaken in May 2010.
- 1.2 The results of this watching brief are entirely consistent with the conclusions of the Archaeological Desk Based Assessment produced by Lorraine Mayo of CgMs Consulting, June 2010, which concluded that the site had a low potential for archaeological remains from all periods prior to the mid 19th century.
- 1.3 Archaeological remains encountered during this watching brief comprised three 19th century brick lined soakaways, two mid to late 19th century walls and a series of basements representing late 19th century buildings fronting Seymour Place.

2 INTRODUCTION

- 2.1 This document details the results of an archaeological watching brief at land to the rear of Marylebone Magistrates Court, Seymour Place. The watching brief was commissioned by CgMs Consulting on behalf of Barratt West London. The watching brief comprised monitoring of large scale ground reduction for a new residential development. The subject site is located to the south of the junction of Marylebone Road and Seymour Place and has the national grid reference TQ 2748 8176.
- 2.3 The potential for buried heritage assets to be present on site was considered as low and their significance was also considered to be low. However the site is located within a designated archaeological priority zone, and Robert Whytehead, English Heritage (GLAAS) recommended that an archaeological watching brief be undertaken on ground reduction works so as to identify, record and report on any archaeological remains which may survive.
- 2.4 The watching brief comprised monitoring of the initial monitoring of the installation of an electricity substation in the north west corner of the site (6m x 6m), followed by ground reduction for the construction of a basement area for a new building at land to the south of Marylebone Magistrates court. The proposed new construction covers an area of approximately 40m x 25m. The ground reduction was carried out in three areas (Dig Areas 1-3 see fig. 2). Ground reduction was monitored in Dig Areas 1 and 2 only. The watching brief was terminated during the monitoring of Dig Area 2 when the severity of truncations of natural deposits by 19th century basements along the eastern edge of the site was reported.
- 2.5 The ground reduction was carried out by Foundation Development Ltd. Existing ground level across the site is 29.50m OD. The ground was reduced to 25.15m OD across the site. The ground will be further reduced to 23.75m OD in areas to support raft slabs.
- 2.6 Archaeological remains encountered during this watching brief comprised 19th century brick lined soakaways, late 19th century walls and a series of basements representing late 19th century buildings fronting Seymour Place.



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Figure 1
Site Location
1:20,000 at A4

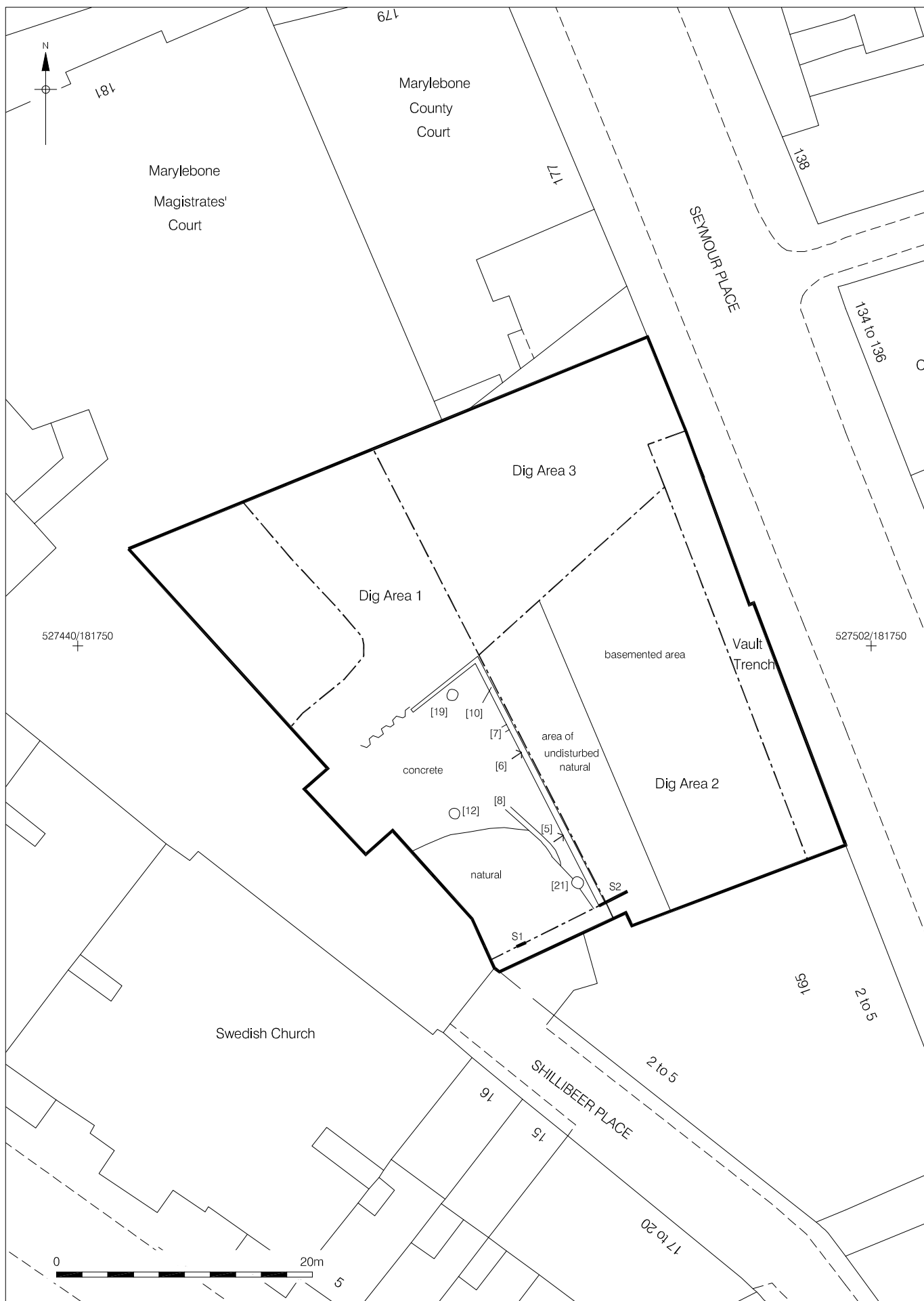
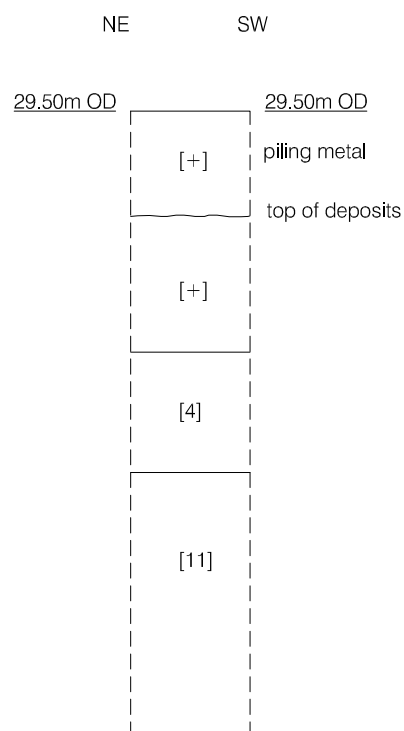
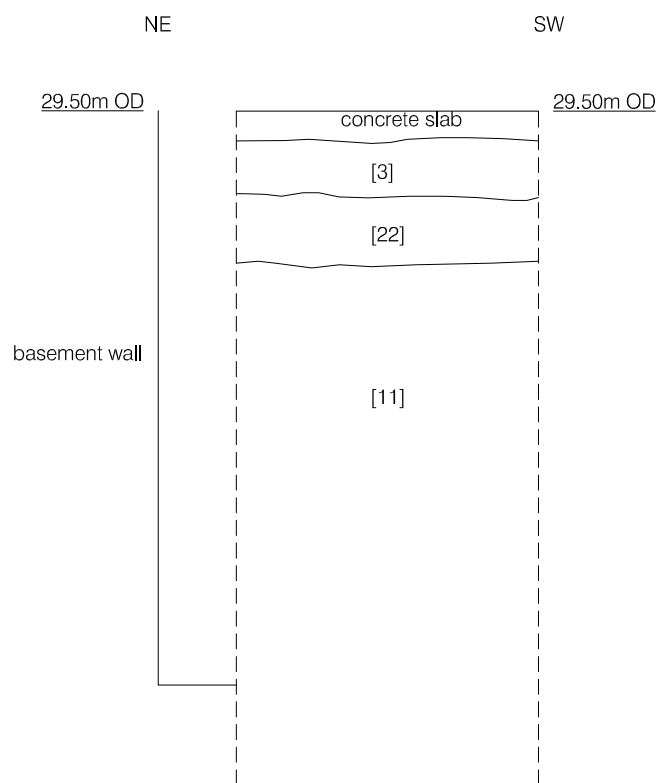


Figure 2
 Monitored Areas
 1:400 at A4



Section 1
Dig Area 1
Northwest Facing



Section 2
Dig Area 2
Northwest Facing



Figure 3
Sections 1 & 2
1:50 at A4

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The solid geology of the site is London Clay of the Clay of the Claygate Member, as shown by the British Geological Survey (England and Wales 1:50,000 Series, Sheet 256 – North London, 1994).
- 3.2 The drift geology of the site is Lynch Hill Gravel as shown by the British Geological Survey Sheet.
- 3.3 Natural gravels were observed at c. 27m OD during archaeological investigations on the Marylebone Magistrates Court site immediately to the west of the current study site.
- 3.4 The study site lies on predominantly level land at c. 29.5m OD.
- 3.5 The site is c. 3.5km north-west of the River Thames, and c. 750m west of the former channel of the River Tyburn.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 A detailed account of the archaeological and historical background to this site can be found in the Archaeological Desk Based Assessment produced by Lorraine Mayo of CgMs Consulting, June 2010. A summary of the results of that report are outlined below.
- 4.2 The archaeological potential for the site was considered to be low for all periods until the Post-Medieval period.
- 4.3 The site was not developed from open fields until the late 18th century. The Horwood Map of 1795 (see Mayo 2010) shows a terrace of houses was constructed lining the frontage of the site.
- 4.4 By the 1864-1872 a row of buildings 'Paradise Buildings' had been constructed extending westwards from the northeast corner of the study site in the area occupied by Dig Area 3 (see fig 2). The buildings fronting Seymour Place were demolished and replaced by new buildings (165, 167, 169, 171 & 173 Seymour Place) between 1872 and 1896. After 1896 there were no significant changes to the area occupied by Dig Area 2 until the recent (post 1974) demolition of the houses fronting Seymour Place. 173 Seymour Place was demolished as part of the current development.
- 4.5 The properties fronting Seymour Place included yard areas at the rear of the properties. These yard areas occupy a position along the western edge of Dig Area 2 in the current ground reduction (see Fig 2).
- 4.6 The map regression in the Desk Based Assessment (Mayo 2010) indicates that buildings occupied the area covered by Dig Area 1 (see fig 2) by about 1864. By the end of the 19th Century the area occupied by Dig Area 1 (by at least 1864-72) is illustrated by the 1896 Ordnance Survey as an undifferentiated block (i.e. possibly a single large property) incorporating land to the west known to have been occupied by a brewery in the mid 19th century.
- 4.7 At the property immediately to the north and west an investigation by PCA demonstrated that there were three major phases of activity: the brewery yard during the 19th century; the construction of the light well, the toilet block, and the Swedish Church basement during the early 20th century; and finally the modern demolition phase and the construction of the large modern drain. No features relating to earlier periods were encountered and it was suggested that nothing earlier would have survived the areas 19th century development.

5 ARCHAEOLOGICAL METHODOLOGY

- 5.1 The methodology followed during this watching brief was outlined in the WSI prepared by Peter Moore, Pre-Construct Archaeology Ltd, April 2010.
- 5.2 The ground reduction was carried out by Foundation Development Ltd. Existing ground level across the site is c. 29.50m OD. The ground was reduced to 25.15m OD across the site. The ground was further reduced to 23.75m OD in areas to support raft slabs.
- 5.3 Following the initial monitoring of the excavation for an electricity substation in a truncated area measuring 6m x 6m in the north west corner of the site in May 2010, the main ground reduction was initiated in the southwest corner of the site and proceeded north across Dig Area 1, and incorporating the area previously monitored for the substation installation. Following this, Dig Area 2 was reduced initially along its western side from south to north. The ground was reduced with 20 tonne 360 type machines equipped with flat bladed ditching buckets. Approximately 600 tons of spoil was removed from site each day.
- 5.4 A photographic record of the ground reduction was made. A multi-context plan of Dig Areas 1 and 2 was produced on permatrace drawing film showing the positions of archaeological features encountered. Two representative section drawings were made of the deposit sequence in Dig Areas 1 & 2 (see figs 3 and 4).
- 5.5 The site was assigned the Site Code MAR11.
- 5.6 The completed archive, including all written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the above Site Code.

6 ARCHAEOLOGICAL SEQUENCE

6.1 Dig Area 1

- 6.1.1 The earliest deposit encountered in Dig Area 1 was the natural Lynch Hill Gravel [11]. The top of this deposit was encountered in this area at 27.70m OD or 1.80m below the current ground level. The natural [11] consisted of layers of yellow sandy clays and gravels. Towards the base of the excavation the natural was observed to be very poorly consolidated yellowish brown sand.
- 6.1.2 The natural sands and gravels in Area 1 were truncated by three mid-late 19th century brick lined soakaways [12], [19], [21], late 19th century walls [10] & [14] and a concrete slab and associated stanchions [9] and [13] respectively.
- 6.1.3 The bricks lining the soakaways were reasonably deeply frogged. The dimensions and fabric of these bricks indicate a date no earlier than the mid 19th century (Hayward pers comm.). The soakaways were approximately 1.0m in diameter. The fills of these features [15], [17] and [20] were observed to contain various fragments of broken bottle glass, and occasional fragments of clay pipe. The soakaways extended below the final level of the ground reduction (4.50m below ground level).
- 6.1.4 Wall [14] represents the return of wall [10] (see fig. 3). The top of the natural [11] in this area has been truncated across Dig Area 1 by the overlying concrete slab [9] and stanchions [13]. The concrete slab that extended over the majority of Dig Area 1 was recorded at 28.03m OD. Along wall [10] some evidence of later walls [5], [6], [7] were recorded. Wall [5] was entirely absent. Walls [6] and [7] survived only as a few bricks extending into Dig Area 1 southwest from wall [10]. Walls [6] and [7] seem to have been constructed straight onto the concrete slab [9]. The tops of all walls [10] and [14] and associated later walls [5], [6], [7] survived at or near ground level 29.50m OD. Towards the southern part of Dig Area 1 the top of wall [10] was overlain by the existing concrete slab and tarmac. Two truncated narrow iron rails [8] were set into the concrete slab [9].
- 6.1.5 Overlying the top of the concrete slab was a 1.40m thick layer of demolition crush [4] presumably representing the *in situ* demolition of the last building to exist on the site. The top of the crush was recorded at 29.30m OD. A number of elements of light iron-work were observed within this crush, including sections of iron girder and possible small capstans. The crush rubble [4] was overlain by modern tarmac [1], a modern concrete slab [2] and associated make-up [3].

- 6.1.6 Section 1 recorded deposits adhering to one of the sheet piles near the southwest corner of Dig Area 1 (fig 4). At this location the concrete slab [9] is absent and natural deposits [11], is overlain directly by demolition crush [4] (see Fig. 3)

6.2 Dig Area 2

- 6.2.1 The earliest deposit encountered in this area was the natural Lynch Hill Gravel [11]. In the area formerly occupied by the backyard area of the properties fronting Seymour Place (165, 167, 169, 171, 173 – see Mayo 2010) the top of the natural was 1.00m below the existing ground surface at 28.50m OD.
- 6.2.2 Overlying the natural gravel in the western edge of Dig Area 2 was a mixed gravelly-silt layer containing occasional brick rubble consistent with a late 18th early 19th century date [22]. It was concluded that these deposits probably derived from the backyards or gardens belonging to the properties fronting Seymour Place. The top of [22] was recorded at 28.90m OD. Overlying [22] was [3], a layer of modern made ground, the top of which was recorded at 29.30m OD. Layer [3] was overlain by the concrete slab forming the current ground level (29.50m OD).
- 6.2.3 The eastern side of Dig Area 2 was truncated to a depth of 3.80m below current ground level (25.70m OD) by the basements of properties fronting Seymour Place. It was concluded that any archaeology formerly present in this area of the site would have been entirely truncated.
- 6.2.4 No archaeological features were observed in Dig Area 2.

7 CONCLUSIONS

- 7.1 No archaeological features predating the 19th Century were observed during this watching brief. This is consistent with the conclusions of the archaeological Desk Based Assessment produced by Lorraine Mayo of CgMs Consulting, which concluded that the site had a low potential for all past periods prior to the mid 19th century.
- 7.2 Archaeological remains encountered during this watching brief were recorded towards the west of the site in Dig Area 1 and comprised three 19th century brick lined soakaways and late 19th century walls, likely to have formed the eastern and northern exterior walls of a large building first identifiable on the Ordnance Survey map of 1896. A number of later probable internal partition walls were also evident along the eastern length of the exterior wall.
- 7.3 In the western side of the site in Dig Area 2, the natural Lynch Hill Gravel was recorded approximately 1m below ground level (28.50m OD) across western third of the area where backyards of properties fronting Seymour Place were previously located – no archaeological features were recorded in this area. A series of basements of the recently demolished late 19th century buildings fronting Seymour Place were recorded throughout the eastern side of Dig Area 2, which extended to a depth of 3.80m below ground level (25.70m OD), which had removed all potential for earlier archaeological deposits.
- 7.4 On the basis of the significant truncation recorded along the eastern side of the site, and the significant development which had previously occupied the area, the ground reduction proposed for Dig Area 3 was not archaeologically monitored.

8 ACKNOWLEDGEMENTS

- 8.1 PCA would like to thank Richard Meager of CgMs Consulting for commissioning this watching brief, and Foundation Development Ltd. for their on-site cooperation during the ground reduction.
- 8.2 In addition, the author would like to thank Robert Whytehead, English Heritage GLAAS, for monitoring the fieldwork, Tim Bradley for his project management and editing, and Jenny Simonson for producing the illustrations.

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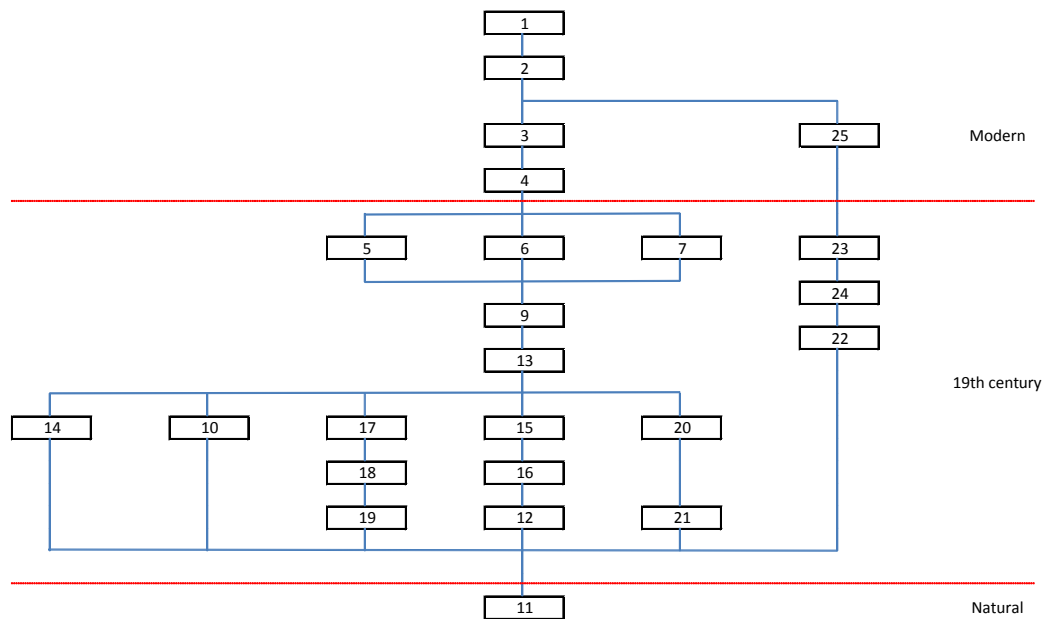
Moore, P. 2010. *Written Scheme of Investigation for an Archaeological watching Brief at Land to the Rear of Marylebone Magistrates Court, Seymour Place, City of Westminster*. Pre-Construct Archaeology Ltd.

Mayo, L. 2010. *Archaeological Desk Based Assessment No 173 Seymour Place, London*. CgMs Consulting.

APPENDIX 1: CONTEXT REGISTER

No.	Type	Phase	Description
1	Layer	Modern	Tarmac
2	Layer	Modern	Concrete slab
3	Layer	Modern	Make up for slab
4	Layer	Modern	Crush demolition rubble
5	Wall	19 th century	Wall remnant
6	Wall	19 th century	Wall remnant
7	Wall	19 th century	Wall remnant
8	Fe work	19 th century	Iron rails
9	Layer	19 th century	Concrete slab
10	Wall	19 th century	Wall
11	Layer	Early Holocene	Natural drift geology
12	Cut	19 th century	Cut for brick lined soakaway
13	Fill	19 th century	Group number for concrete stanchions
14	Wall	19 th century	Return of wall [10]
15	Fill	19 th century	Fill of [12], soakaway
16	Wall	19 th century	Brick lining, soakaway [12]
17	Fill	19 th century	Fill of soakaway [19]
18	Wall	19 th century	Brick lining soakaway [19]
19	Cut	19 th century	Cut for soakaway
20	Fill	19 th century	Fill of soakaway [21]
21	Cut	19 th century	Cut for soakaway
22	Layer	19 th century	Gravelly-silt
23	Wall	19 th century	Back wall of basement 165 Seymour Place
24	Cut	19 th century	Construction cut for [23]
25	Fill	20 th century	Demolition fill of basement 165 Seymour Place

APPENDIX 2: MATRIX



APPENDIX 3: DIGITAL PHOTOGRAPHS



Southwest Corner of Dig Area 1, Looking North, Showing Fe Rails [8], Concrete Slab [9] and 19th Century Wall [10].



19th century Brick-Lined Soakaway [12]



View Showing Natural [11], Truncated by Late 19th Century Basement Wall, 165 Seymour Place [23].

APPENDIX 4: OASIS FORM

Project details

Project name	Watching Brief, Land to the South of Marylebone Magistrates Court
Short description of the project	An archaeological watching brief at land to the rear of Marylebone Magistrates Court, Seymour Place, was undertaken during mass ground reduction of the site. Archaeological remains encountered during this watching brief comprised three 19th century brick lined soakaways, two mid to late 19th century walls and a series of basements representing late 19th century buildings fronting Seymour Place.
Project dates	Start: 09-03-2011 End: 22-03-2011
Previous/future work	No / No
Any associated project reference codes	MAR11 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	SOAKAWAY Post Medieval
Monument type	WALL Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	'Visual Inspection'
Development type	Housing estate
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST JOHNS WOOD AND MAYFAIR Land at rear of Marylebone magistrates court
Study area	800.00 Square metres

Site coordinates	TQ 2748 8176 51.5198592126 -0.162402646328 51 31 11 N 000 09 44 W Point
------------------	---

Height OD / Depth	Min: 25.00m Max: 28.50m
-------------------	-------------------------

Project creators

Name of Organisation	PCA
Project brief originator	CgMs Consulting
Project design originator	Peter Moore
Project director/manager	Tim Bradley
Project supervisor	Alexander Pullen
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Barratt West London

Project archives

Physical Archive recipient	LAARC
Digital Archive recipient	LAARC
Paper Archive recipient	LAARC
Paper Media available	'Context sheet','Plan','Section'

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Watching Brief at Land to the Rear of Marylebone Magistrates Court, City of Westminster
Author(s)/Editor(s)	Pullen, A
Date	2011
Issuer or publisher	PCA

Place of issue or
publication

Brockley

Entered by

Tim Bradley (tbradley@pre-construct.com)

Entered on

30 March 2011

PCA

PCA SOUTHERN

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

PCA NORTHERN

UNIT 19A

TURSDALE BUSINESS PARK

DURHAM DH6 5PG

TEL: 0191 377 1111

FAX: 0191 377 0101

EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE

STAPLEFORD

CAMBRIDGESHIRE CB22 5DL

TEL: 01223 845 522

FAX: 01223 845 522

EMAIL: mhinman@pre-construct.com

