

17-20 Shillibeer Place, City of Westminster, London W1

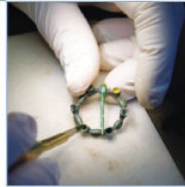
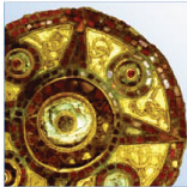
An Archaeological Evaluation Report

Planning Application Number: 06/03976/CAC

National Grid Reference Number: TQ 2746 8171

AOC Project no: 7907

Date: March 2009



ARCHAEOLOGY

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17-20 Shillibeer Place, City of Westminster, London W1

An Archaeological Evaluation Report

On Behalf of:	Leighton and Henley Chiltern House 184 High Street Berkhamstead Hertfordshire HP4 3AP
National Grid Reference (NGR):	TQ 2746 8171
AOC Project No:	7907
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Date of Excavation:	9th, 10th, 11th February and 10th March 2009
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This document has been prepared in accordance with AOC standard operating procedures.

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Non-Technical Summary

An Archaeological evaluation was undertaken at 17-20 Shillibeer Place in February and March 2009, in advance of construction of new basement levels below a current basement of late 19th or early 20th century date, and in an area that had not previously been basemented. The surviving stratigraphy showed silty clay of the Lynch Hill formation, overlain by 19th century construction and occupation deposits. Much of the unbasemented area had suffered truncation from the addition of deep concrete foundations.

In the area of the old basement, the ground had been truncated by more than 1.20m below the basement slab.

No significant finds or features were revealed during the archaeological evaluation.

1. Introduction

1.1 Site Location

- 1.1.1 The site is centred on National Grid Reference (NGR) TQ 2746 8171, and the property lies on the south side of Shillibeer Place. To the south is York Street. The majority of the property is basemented, and measures approximately 260 square metres.
- 1.1.2 The building that occupied the site was demolished prior to the commencement of the fieldwork. The proposed development is for a new build of residential properties within the footprint of the previously demolished structure. This will involve expansion of the basement area and excavation of trenches for new foundations.

1.2 Geology and Topography

- 1.2.1 The British Geological Survey map indicates that the site overlies Lynch Hill Gravel, overlying London Clay.
- 1.2.2 The results of a geotechnical investigation in May 2008 (Structural Soils Ltd 2008) showed that concrete foundations extended 2.60m beneath the basement slab. A window sample excavated from ground floor level revealed 4.00m depth of made ground. However, this may have coincided with construction deposits for other foundations.

1.3 Planning Background

- 1.3.1 The local planning authority is the City of Westminster. Archaeological advice to the council is provided by Diane Walls of the Greater London Archaeology Advisory Service (GLAAS).
- 1.3.2 Planning permission to undertake the development was granted under the Town & Country Planning Act (1990) (Ref No.: 06/03976/CAC), subject to conditions. The condition states that:

"No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by City of Westminster."

Reason: Important archaeological remains may exist on this site. Accordingly, the City Council wishes to secure the provision of archaeological investigation and the subsequent recording of remains prior to development, in accordance with the guidance set out in PPG16.

- 1.3.3 This condition has been required in accordance with *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in 1990 (DoE, 1990), and was recommended by the archaeology advisor to the City Of Westminster.
- 1.3.4 A Written Scheme of Investigation (AOC, 2008) was prepared as a requirement of the Conditional Planning Permission prior to commencement of the fieldwork. The Archaeological Evaluation followed the methodology set out within the WSI (AOC, 2008)
- 1.3.5 The proposed scheme involves the demolition of the existing buildings and construction of three residential properties with expansion of the area currently containing a basement.
- 1.3.6 The archaeological investigation was required to inform the planning decision about an appropriate mitigation strategy, in relation to the destruction of the potential archaeological resource.

- 1.3.7 A Desk Based Assessment was not required as part of this process due to the limited scale of the development.

2 Archaeological and Historical Background

The area around Shillibeer Place contains evidence for human activity from the Palaeolithic to the present day. This has been revealed through excavations, chance finds and extant features such as buildings and roads. No previous archaeological investigations have occurred on the site, but there have been numerous investigations within a kilometre radius of the site.

2.1 Prehistoric (before c.AD 43)

- 2.1.1 Two finds from the vicinity date to the Palaeolithic period, both bifaces: one from Marylebone Road and one from Wigmore Street. These come from the Acheulian industry between c.500,000 BC and 200,000BC. The Lynch Hill gravels, such as those upon which this site lies, are rich in Lower Palaeolithic artefacts and have produced more finds than anywhere else in London. The gravels are largely redeposited, and thus so are the artefacts within. The gravels are frequently capped by brickearth, which can have a wide date range.
- 2.1.2 Bronze Age activity is represented by a single entry in the Greater London Sites and Monuments Record (GLSMR) within a kilometre of the site. This is a palstave; a bronze axe, and was collected in 1849 from Harewood Place, to the southeast. Bronze Age occupation sites are uncommon in London, but there have been a large number of objects found from the Thames, perhaps suggesting this was a focus of activity. However, the absence of such sites from the record may be more the result of a lack of excavation opportunities or recognition in the past.

2.2 Roman (c. AD 43 - 450)

- 1.2.1 The principal Roman feature in the area is a Roman Road that runs westwards from the City of London along what is now Oxford Street, to the south of the site. Nearer evidence of Roman activity includes a well at Wellbeck Street, building debris at Wigmore Street, a metal object, a number of coins from Marylebone Road, and a cremation burial from Cockspur Street which included a coin hoard. All these finds lie east of the site. The site lies some 2.5 kilometres west of the Roman city, and would have been a rural part of the hinterland. Ribbon development grew up along the major roads into London, but the archaeological features may be evidence of farmsteads rather than outlying settlements.

2.3 Anglo-Saxon (c.451-1065)

- 1.2.1 Two settlements near the site have the origins in the Saxon period, *Lileston* and *Paddington*. The former is Lille's farm, the latter the place of Padda's people. At the time of the conquest, the parish of St Marylebone consisted of the manors of *Lileston* and *Teoburna*. *Teoburna* means 'boundary stream', and became known as the Tyburn Brook, giving its name to the settlement at Tyburn. However, no archaeological evidence of Saxon presence has established.

2.4 Medieval (c.1066 - 1485)

- 2.4.1 The settlements at Tyburn, Lisson Grove and Paddington Green were all established by the medieval period, each with their own parish churches. The Chapel of St. Mary Paddington was present by 1222, and the Parish Church of St John the Evangelist by 1200, on the junction of Marylebone Lane and Oxford Street. Another medieval church, St Mary le Bourne, had been built by 1400.
- 2.4.2 The manor of Lisson was granted to the Knights Templar in 1238. In 1312, the Pope dissolved the order and transferred its possessions to the Knights Hospitallers. They held the manor until the

dissolution in 1540. There is evidence for another manor: a Manor House stood on Marylebone High Street in 1270. That area is now Lisson Grove, and lies north of the site.

2.5 Post-Medieval (c.1485 - modern)

- 2.5.1 The land around the site appears to have been largely farmland at the beginning of the Post-Medieval period, the small settlements established in the Saxon and medieval periods near to the Roman Watling Street retaining their rural character until the mid- to late 18th century.
- 2.5.2 A new road was planned in 1755 and built by 1757, running from Edgware Road to the City through Kings Cross and Islington. This New Road is now entitled Marylebone Road, Euston Road, Pentonville Road and City Road. When established, this road briefly formed the northern limit of this part of London, but development spread along and around it. By the end of the 18th century, York Street and Seymour Place had been built up, and the area of the site planned. It is shown on the 1803 map by William Horwood, where it is shown in rough outline and entitled 'Harcourt'. When finished, it was named 'Little Harcourt Street'.
- 2.5.3 Shillibeer Street is named after George Shillibeer, who pioneered the first passenger bus service and was the inventor of the London Omnibus. His horse-drawn bus could carry 22 passengers. Although a resident of Chigwell, the first journey was from Marylebone Road into the City of London on 4th July 1829. Little Harcourt Street was renamed Shillibeer Place sometime after 1888.
- 2.5.4 The Ordnance Survey Maps of the area do not show the roads in great detail, so it is difficult to prove whether there have been many changes to the buildings since their establishment in the early 19th century.

1.3 Aims and Objectives

1.3.1 The aims of the Evaluation were defined as being:

- To establish the presence/absence of archaeological remains within the site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the archaeology advisor to the City of Westminster to make an informed decision on the status of the condition on the planning permission, and any possible requirement for further work in order to satisfy that condition.
- To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.

1.3.2 The specific objectives of the Evaluation were to:

- Determine the environmental/ topographic history of the site
- Determine the presence/ absence of any remains of prehistoric date.
- Determine the presence/ absence of any remains of Roman date.
- Determine the presence/ absence of any medieval remains on the site.
- Relate and any post-medieval remains to the known development of the site according to the cartographic evidence.

- 1.3.3 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions.

1.4 Methodology

- 1.4.1 A site code **SIB 09** was obtained from the London Archaeology Archive Resource Centre (LAARC) in advance of commencing the fieldwork.
- 1.4.2 The evaluation comprised the machine excavation of three trenches, two measuring 8.50m x 1.40m at base (Trenches 1 and 2), and an irregular area covering 8.6m² (Trench 3). All of the trenches were located within the footprint of the new building. Trenches 1 and 2 were situated within the basement of the building that formerly occupied the site, orientated northeast – southwest. Trench 3 was located in the unbasemented part of the site to the southeast of the Trenches 1 and 2, in order to assess the full potential of the site's stratigraphy. The extent of Trench 3 was limited by scaffolding attending the standing building at 100 York Street.
- 1.4.3 Trenches 1 and 2 were excavated to a depth of approximately 1.80m without reaching natural deposits. A limited amount of time was spent within the trenches after shoring was inserted to support the unstable walls.
- 1.4.4 The entire site was visually inspected before the commencement of machine excavation. This included the examination of recently excavated geotechnical test pits and service exposure trenches. The area was CAT scanned by the developer prior to excavation.
- 1.4.5 All overburden was removed using a 1 tonne, 360° digger with a 1.4m wide toothless ditching bucket. All machining was carried out under direct control of an experienced archaeologist.
- 1.4.6 On completion of the machine excavation, all trench faces that required examination or recording had initial photographic and written records produced for them, before shoring supports were inserted. Once shoring was inserted, the trench was entered by the archaeological team and recorded further to the standards requirements set out within the MoLAS Archaeological Field Manual (Museum of London Archaeology Service 3rd edition 1994). Written descriptions, comprising both factual data and interpretative elements were recorded on standardized pro – forma recording sheets. Plans were drawn of each trench at a scale of 1:20. Short representative sample sections of trenches were drawn at 1:10 and 1:20. A digital photographic and black and white photographic record was consolidated, illustrating the excavated trenches and sample sections recorded.
- 1.4.7 Excavated material was examined in order to retrieve artefacts to assist in the analysis of spatial distribution.
- 1.4.8 A Temporary Bench Mark was set up on the site transferred from a previously surveyed point within the southeast of the site and levels were recorded for each deposit.
- 1.4.9 The evaluation work was undertaken over 4 days by Paul Harris, Project Supervisor, under the overall project management of Catherine Edwards, Project Officer and Andy Leonard, Project Manager.

2 Results

2.1 Trench 1

Height OD	Description
25.56mOD	(101). Light grey concrete. Floor of previous basement.
25.43mOD	(102). Poorly concreted cement and rounded pebble levelling bed for concrete floor (101).
25.33mOD	(103).Mid – light orangey, yellowish brown, gravelly, pebbly, sandy clay,

	with occasional 19 th -20 th century CBM, brick and slate inclusions, and frequent rounded pebble and cobble inclusions. Made Ground.
24.29mOD	(104). Mid – light yellow, friable, fine grained sand, with very occasional gravel inclusions. Made Ground.

- 2.1.1 Trench 1 (8.50 by 1.40 by 1.80m) was excavated in the north-west end of the proposed building's footprint. It was orientated northeast– southwest.
- 2.1.2 The trench was excavated to a depth of 1.80m. A made ground deposit of mid – light yellow, friable, fine grained sand, with very occasional gravel and occasional slate and glass inclusions (104) was uncovered at 24.29mOD. Cut into the made ground were the foundations of the existing wall retained by the client. These were exposed and recorded within the southwest [105] and northeast [106] ends of Trench 1.
- 2.1.3 Within the southwest end [105], the foundations comprised a 1.10m deep deposit of mid grey concrete with moderate rounded pebble inclusions. Above this were four stepped courses of header bonded, soft fired, yellow stock bricks held within a mid yellowish brown sandy mortar, measuring 0.38m high. Below each course of bricks was a thin layer of slate incorporated within the mortar. Each brick measured 225mm by 100mm by 55mm.
- 2.1.4 In the northeast end of Trench 1 the existing wall foundations [106] comprised 0.40m of mid grey, poorly consolidated, pebbly concrete, below 0.20m of firm, mid grey concrete, below 4 stepped courses (0.35m high) of header bonded, hard fired red and yellow stock bricks, each measuring 225mm x 100mm x 55mm, within a mid yellowish sandy mortar.
- 2.1.5 The walls and made ground (104) were overlain by a 1.05m thick mid – light orangey, yellowish brown, gravelly, pebbly, sandy clay, with occasional 19th -20th century CBM, brick and slate inclusions, and frequent rounded pebble and cobble inclusions (103).
- 2.1.6 Sealing the made ground deposits was a 0.10m thick poorly cemented bedding layer (102) and the associated concrete floor (101) that was 0.12m thick and laid at 25.56mOD.
- 2.1.7 No other archaeological features were uncovered during the excavation of Trench 1.

2.2 Trench 2

Height OD	Description
25.56mOD	(201). Light grey concrete. Floor of previous basement.
25.43mOD	(202). Poorly concreted cement and rounded pebble levelling bed for concrete floor (201).
25.33mOD	(203). Mid orangey brown, friable, clayey silt, containing frequent 19 th and 20 th century CBM, brick, slate and metal inclusions. Made Ground.
24.42mOD	(204). Mid – light yellow, friable, fine grained sand, with very occasional gravel inclusions and occasional pockets of crushed slate and glass sheets. Made Ground.

- 2.2.1 Trench 2 (8.80m by 1.40m by 1.80m) was excavated to the southeast of Trench 1, within the centre of the proposed building's footprint, orientated northeast-southwest.

- 2.2.2 A 0.57m thick made ground deposit of mid – light yellow, friable, fine grained sand, with very occasional gravel inclusions and occasional pockets of crushed slate and glass (204) was uncovered at 24.42mOD,
- 2.2.3 Cutting made ground (204) were the foundations of existing walls retained by the client. These were exposed and recorded within the southwest [208] and northeast [209] ends of Trench 2.
- 2.2.4 Within the southwest the foundations [208] comprised a 1.00m deep deposit of mid grey concrete with moderate rounded pebble inclusions. Above this were four stepped courses of header bonded, soft fired, yellow stock bricks held within a mid yellowish brown sandy mortar, measuring 0.38m high. Below each course of bricks was a thin layer of slate incorporated within the mortar. Each brick measured 225mm by 100mm by 55mm.
- 2.2.5 Wall foundations [209] comprised 0.85m of mid grey concrete below a 0.30m high stepped brick foundation, four courses high, constructed from yellow and red stock bricks, each measuring 225mm x 100mm x 55mm. The bricks were bonded within a header style by a mid yellow sandy mortar. The foundation was formed for a supporting brick column that measured 0.50m by 0.50m and formed a bay within the wall of the previous basement.
- 2.2.6 The wall foundations and made ground (204) were overlain by a 0.60m thick, mid orangey brown, friable, clayey silt, containing frequent 19th and 20th century CBM, brick, slate and metal inclusions (203).
- 2.2.7 Situated on top of the made ground deposits were a pair of 20th century ceramic drains [205] and [206] enclosed within up to 0.15m thick deposit of mid grey concrete running parallel on an east west orientation across the southwest end of Trench 2 (Figure 4).
- 2.2.8 The drain pipes measured between 0.20m and 0.30m in diameter. Drain [206] was connected to a brick built manhole [207] within the northwest facing section of the trench. The brick structure was 0.80m wide and 0.95m deep. It was constructed from hard fired, red LBC bricks, in a stretcher bond, held within a mid greyish yellow, cement rich mortar.
- 2.2.9 Sealing the drains and made ground deposits was a 0.10m thick poorly cemented bedding layer (202) and associated concrete floor (201) that was 0.12m thick, laid at 25.56mOD.
- 2.2.10 No archaeological features unrelated to the previous building on the site were uncovered during the excavation of Trench 2.

2.3 Trench 3

Height OD	Description
28.59mOD	(301). Concrete slab
28.11mOD	(302). 19 th century made ground
27.49mOD	(308). Brickearth deposit
27.19mOD	Limit of Excavation

- 2.3.1 Trench 3 (Maximum 4.70m by 2.40m and 1.80m deep) was in the unbasemented part of the site, excavated while part of the southern basement wall was reduced to formation level for the new design. The extent of the trench was limited by scaffolding next to 100, York Street, to the south. Much of the stratigraphic sequence was disturbed or removed by large, deep concrete foundations.

- 2.3.2 The earliest deposit encountered was stiff reddish brown sandy clay (308 and 314) which was notable for a lack of any anthropogenic inclusions. This lay 1.10m below ground floor level, at 27.49mOD, and resembled brickearth, which is likely to be part of the Lynch Hill gravel.
- 2.3.3 This naturally-lain deposit was sealed by a layer of dark brown silty clay (307 and 313) that contained occasional gravel but no finds. This deposit may represent part of a land surface prior to the construction of York Street and Shillibeer Place; its surface at 27.64mOD. It was sealed by a layer of mixed yellowish brown sandy clay (306 and 312) with thin lenses of white chalk within it. The chalk may derive from a building episode, such as mixing of lime mortar, and therefore represent construction deposits associated with a local building episode. The pale clay may be of local origin, upcast during excavation for foundations in the 18th century.
- 2.3.4 Layer (312) was cut [311] by a ceramic drain oriented northwest-southeast. The cut was backfilled with dark brown sandy silt (310). It was unclear whether the cut was contemporary with, or later than, a series of three foundations which were over 1.50m deep. Their full extent was not revealed during the evaluation. Each of the foundations was concrete (302), and had been poured into shuttered trenches 0.75m wide [303]. The shuttering still remained in parts. The foundations were spaced 0.80m apart, and ran parallel to Shillibeer Place.
- 2.3.5 Clay (306 and 312) was sealed by a patchy lens of very dark greyish brown silty sand (305). This was truncated to the east by a large modern foundation and lensed out westwards. This layer contained oyster shell and porcelain. The Porcelain is undecorated, save for a sherd of a dinner plate, which has a green rim. Creamware and a fragment of flowerpot in the assemblage point to a 19th century date for the layer. The porcelain is domestic tableware, and most likely comes from a nearby house, as does the oyster shell. The surface of this layer was at 27.94mOD.
- 2.3.6 This dump was sealed by a layer of dark brown sandy clay silt (317) that was cut in the west of the trench, and did not appear in the eastern part. It lay at 28.13mOD, and resembled topsoil. This may be in indication of limited gardening in a small area behind the street front in the 19th century.
- 2.3.7 The fill of the drain cut, the brown soil (317) and the foundations were all sealed by a layer of loose concrete rubble (318), and the entire sequence topped by a concrete slab up to 0.45m thick (301), lying at 28.59mOD.
- 2.3.8 The existing basement wall (315) was present to the ground surface, cut through all deposits to the depth of the previous basement, to below 25.56mOD [316]. This wall was 0.37m thick, built of yellow stock bricks, and bonded with cement (315). The construction cut was almost vertical, and had been backfilled with soft yellow sand (319).

2.4 Finds

- 2.4.1 Fragments of modern brick, pottery, metal and glass were identified from throughout the deposits of made ground in Trenches 1 and 2. Trench 3 contained the earliest finds: porcelain and creamware of 19th century date. The finds are of low archaeological value, beyond proving the date of the stratigraphic sequence atop naturally-lain deposits.

3 Conclusions and Recommendations

3.1 Conclusions

- 3.1.1 The evaluation revealed a deep stratigraphy of modern made ground deposits, built to a depth of over 1.8 metres below the basement level. In the unbasemented area, the natural horizon was identified at 1.20m below the groundslab, where not truncated. Naturally-lain silty clay beneath the upper horizons was examined to the formation level for the new floor, but no stray finds or anthropogenic material was identified. The archaeological record is dominated by foundations and ground disturbance associated with the buildings that previously occupied the site. The small scatter of pottery fragments and oyster shell is the only datable event, and is a dump of domestic waste of 19th century date.
- 3.1.2 The foundations of the previous basement's existing southwest wall and 20th century drains and manhole exposed in Trenches 1 and 2 were not found within individual cuts, suggesting that when the building that previously occupied the site was constructed the basement level was significantly overcut, filled with a sand levelling material and the basement walls then constructed within the cut. A clay and silt made ground deposit would then have been laid down around the drainage features, followed by the concrete floor.
- 3.1.3 It is likely, in light of the levels data, that any significant archaeological remains have been truncated by the land preparation of the previous development and that further archaeological work is unlikely to identify any surviving archaeological remains. 100 York Street, to the southwestern end of the site, has a basement, so it seems likely that construction events for that property will have removed further potential earlier stratigraphy. However, the decision regarding the necessity for any further archaeological fieldwork will rest with the City of Westminster and its archaeology advisor, Diane Walls.
- 3.1.4 Publication of the results of this evaluation will be through the on-line ADS OASIS form (Appendix B) with a short summary in the London Archaeologist round-up.

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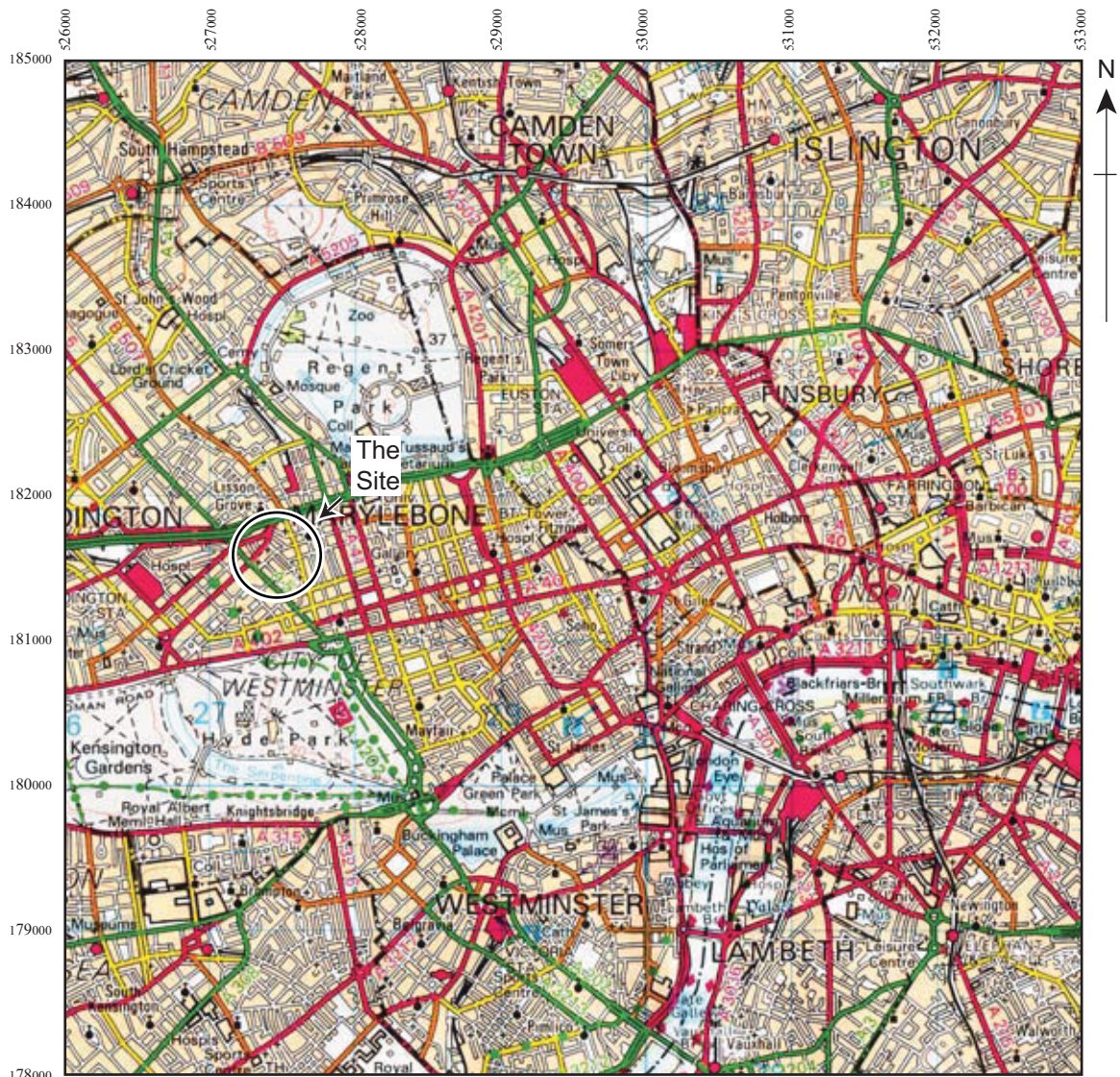
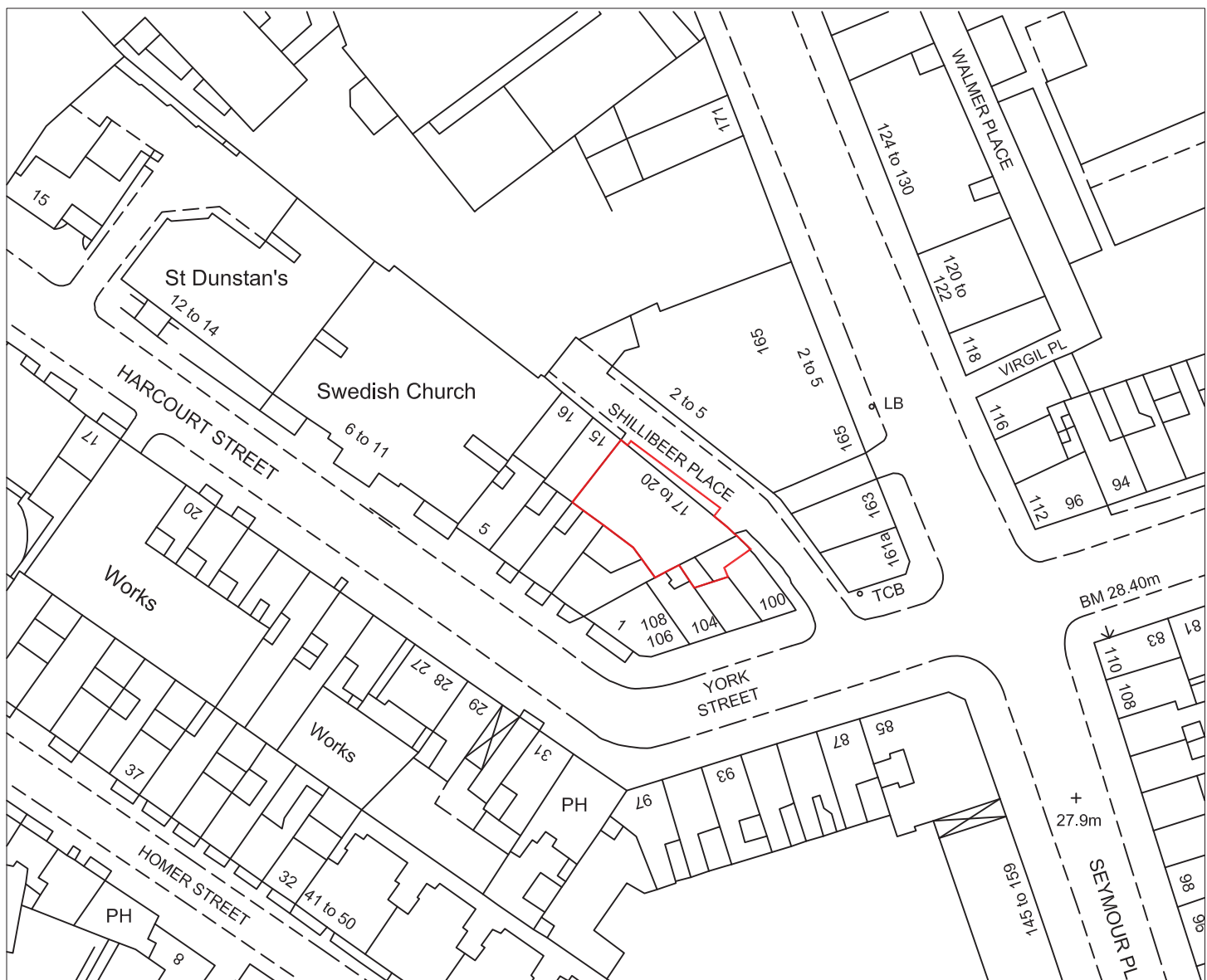


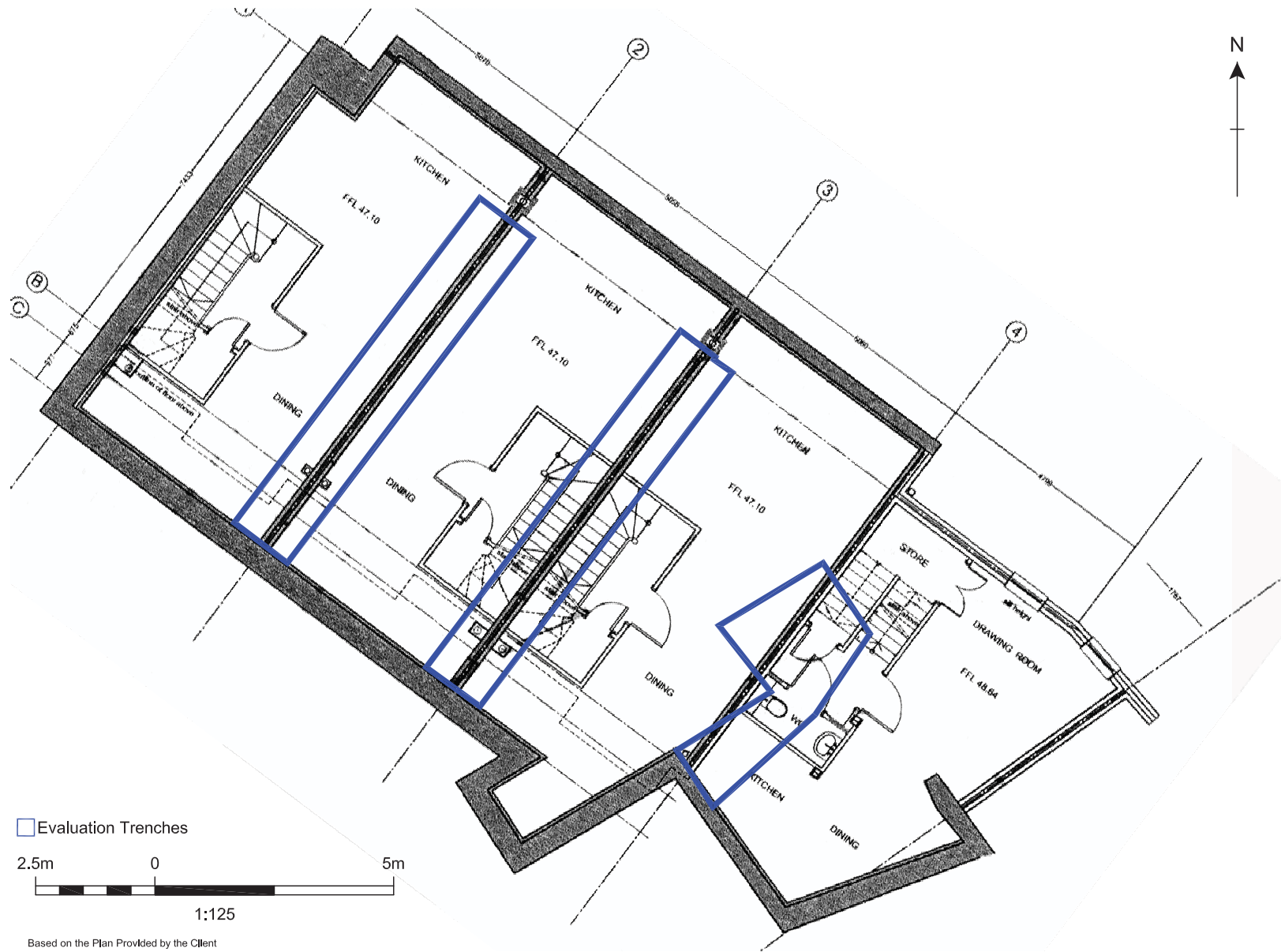
Figure 1: Site Location



Based on the Ordnance Survey's 1:1250 Superplan Digital Data of 2007 with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Licence No. AL 1000 16114



Figure 2: Detailed Site Location



□ Evaluation Trenches

2.5m 0 5m
1:125

Based on the Plan Provided by the Client

Figure 3: Trench Location Plan