

14 Charles Street and 12A Hay's Mews, City of Westminster: An Archaeological Watching Brief Report

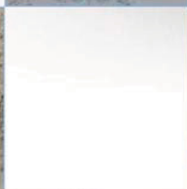
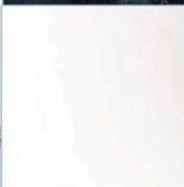
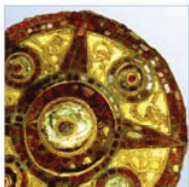
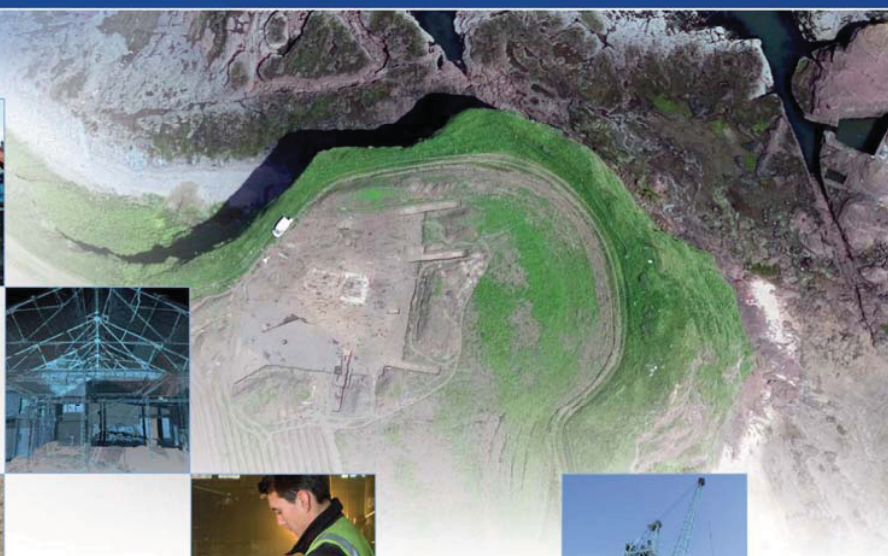
Planning Application: 10/07456/FULL

National Grid Reference Number: TQ 286 803

AOC Project no: 30937

Site Code: CHA 11

Date: November 2011



14 Charles Street and 12A Hay's Mews, City of Westminster: An Archaeological Watching Brief Report

On Behalf of:	Earlcrown Construction Services Ltd C/o Earlcrown 5 th Floor 25 Berkley Square London W1J 6HN
National Grid Reference (NGR):	TQ 2867 8042
AOC Project No:	30937
Prepared by:	Nick Carter
Illustration by:	Jonathan Moller
Date of Fieldwork:	17 th August – 11 th October 2011
Date of Report:	November 2011

This document has been prepared in accordance with AOC standard operating procedures.

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Non-Technical Summary

Between the 17th August and 11th October 2011 AOC Archaeology Group undertook a watching brief at 14 Charles Street and 12A Hay's Mews, City of Westminster. The watching brief comprised the monitoring of a sample number of pits excavated for underpinning works and ground reductions in the area of the proposed basement levels.

The watching brief recorded a sequence of natural and re-deposited deposits comprising London Clay overlain by natural brickearth and re-deposited brickearth material. The foundations / basement of the existing No. 14 Charles Street cut into these brickearth deposits.

No other potential archaeological or geo-archaeological deposits were encountered and no archaeological remains were observed during the works on site. No further work is recommended.

1 Introduction

- 1.1 The application site is located at 14 Charles Street and 12A Hay's Mews, City of Westminster; NGR TQ 2867 8042 (Figure 1).
- 1.2 The site measures a total area of c.340 square metres. It is bound to the northwest by Hay's Mews, to the southeast by Charles Street and is surrounded by residential, office or commercial properties (Figure 2)
- 1.3 The development scheme comprises the partial demolition and redevelopment of the present building on the site and the construction of two below ground floor levels for a new basement swimming pool.
- 1.4 This report details the results of an archaeological watching brief. The watching brief comprised the monitoring of a sample of pits excavated for underpinning works, prior to ground reductions for additional basement levels beneath the existing No. 14 Charles Street.
- 1.5 A total of ten pits and an area of bulk reduction were monitored. The location of these pits is shown on Figure 3.

2 Planning Background

- 2.1 The local planning authority is the City of Westminster. Archaeological advice to the borough is provided by the Greater London Archaeological Advisory Service (GLAAS), part of English Heritage.
- 2.2 The site is located in Mayfair, which is designated as a Conservation Area by Westminster City Council. No Scheduled Monuments or Listed Buildings lie within the boundary of the site. However there are numerous listed properties within close proximity to the site.
- 2.3 The proposed development (Planning Application No. 10/07456/FULL) comprises the redevelopment to provide a new five storey building, which includes two below ground level floors.
- 2.4 An archaeological condition was attached to planning consent. Condition 9 of the Planning Condition states:
 - a) *You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.*
 - b) *You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to English Heritage and GLSMR.*
 - c) *You can not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to the approved scheme.*

REASON: To avoid damage to any archaeological remains on site as set out in the Planning Policy Guidance Note 16, and STRA 29 and DES 11 of our unitary Development Plan that we adopted in 2007.
- 2.5 No Desk based assessment was required for this site.

- 2.6 A WSI was produced by AOC Archaeology, (AOC 2011), detailing the methods and standards to which the watching brief was to be undertaken. The WSI was designed in accordance with current best archaeological practice and local and national standards and guidelines:

- English Heritage – Management of Archaeological Projects (EH 1991).
- Institute for Archaeologists – Code of Conduct (IfA 2008c).
- English Heritage - Archaeological Guidance Papers 2-4 London Region (EH 1998a-c)
- Museum of London - A Research Framework for London Archaeology (MoL 2002).

3 Geology and Topography

- 3.1 The British Geological Survey map (Sheet 260) (BGS 1998), of the area records that the bedrock geology is London Clay. The superficial geology is variable within the local area; however the site appears to overly a band of alluvium of Holocene date, associated with the River Thames.
- 3.2 No known geotechnical investigations have been undertaken on the proposed development site.

4 Archaeological and Historical Background

4.1 Prehistoric (c. 500,000 BC – AD 43)

- 4.1.1 The primary source of information in this area for prehistoric activity comes from ephemeral evidence such as findspots, which attest to a general presence and utilisation of the wider landscape, rather than specific identified sites or features.
- 4.1.2 There is no known prehistoric activity on the site, prehistoric artefacts have been found in the vicinity of the site, in particular a Palaeolithic handaxe recorded on Hill Street, directly north of the site and a similar axe recorded 300m north of the site. Other findspots include a Palaeolithic scraper from c. 350m to the south of the site and a Neolithic arrowhead from c. 500m to the southwest.. A single Palstave axe ,dated to the Bronze Age, was also discovered in 1849 during the digging of house foundations c.250m to the south-east of the site.
- 4.1.3 In the wider area the recovery of Mesolithic flints during the construction of the Diana, Princess of Wales Memorial Fountain in Hyde Park, approximately 1.2km to the south-west of the site, has been interpreted as an indicator of short-term occupation. Some residual finds of early Iron Age pottery were also recorded there.

4.2 Roman (AD 43 – AD 410)

- 4.2.1 The nearest major centres of settlement are the Roman City (Londinium) to the east and Brentford to the west. Excavation prior to the construction of the Diana, Princess of Wales Memorial Fountain in Hyde Park, to the south-west of the site, revealed five phases of Roman occupation from the early to mid 2nd century onwards, including quarrying activity, pits and postholes and double ditched enclosures. Large quantities of un-abraded roof tile recovered from a 4th century ditch have been interpreted as the remains of a building in the immediate vicinity.
- 4.2.2 There are a number of Roman Roads in the vicinity of the site. Evidence of a Roman road was identified during excavations in 1961, on the south edge of Bayswater Road, c. 1.2km to the northwest of the site. The road surface measured 30 feet wide and sealed Roman pottery and other finds. Remains of another possible Roman road have been identified on the north side of Oxford Street, c. 1km to the north-east of the site. There is no firm dating evidence to confirm the age of the road but a Roman geometric stone is recorded in the vicinity.

- 4.2.3 Roman cremation jars were recovered on Cockspur Road and Regents Street to the east of the site. Findspots were also noted on site on Old Bond Street, Regent Street and Denham Street. No evidence for Roman activity has been found during archaeological works closer to the site.

4.3 Early Medieval (AD 410 – AD 1066) and Medieval (AD 1066 – AD 1536) Periods

- 4.3.1 The village of Knightsbridge is recorded to the south of Hyde Park as early as the 11th century. The bridge, thought to have been built by Edward the Confessor, crossed the Westbourne stream near the site of the present Albert Gate, c. 930m to the south-west of the site.
- 4.3.2 A hospital is recorded in Knightsbridge, to the south-east of the site; although first recorded in 1475 this may have originated as early as the 13th century. The hospital was demolished in the 18th century and was one of four Leper Hospitals built for the treatment of Leprosy sufferers outside the city of London.. A burial ground / plague pit is recorded on Knightsbridge Green to the south of the site; although there is not a confirmed date for the burial ground, it is thought to be associated with the Leper hospital. Also in this area, a medieval road ran along the course of the modern Brompton Road, c. 1.2km to the southwest of the site.

4.4 Post-Medieval (AD 1536 – AD 1900) and Modern (AD 1900 – Present) Periods

- 4.4.1 Fort Number 13 of London's Civil War defences, known as Sergeant's Fort, and later as Oliver's Mount, built between 1643-1649, is located to the southwest of the site. This represents the earliest post -medieval construction known within the area.
- 4.4.2 The May fair, which lends its name to the area was held in fields around the site of the modern Shepherd Market. In the 1660s three large mansions were built on the north side of Piccadilly. One of these was Burlington House (now the Royal Academy). These were followed by smaller scale, high quality developments and by 1780 Mayfair was almost completely built-up. Some of the original town-houses and their mews survive, although many have been redeveloped as their 99 year leases have expired. There are numerous listed buildings on Charles Street and Hay's Mews. (Westminster Gov 2011).
- 4.4.3 Excavations on nearby sites indicate that quarrying was being carried out in the locality during the 17th-18th centuries. A watching brief carried out on Hertford Street, to the south west of the site revealed quarrying and brickwork footings of an earlier structure. Excavations carried out at 10 Hereford Street indicated the presence of previous structures associated with a chimney base and a pottery kiln dating to the 17th-18th century, (AOC 2009).

5 Aims of the Investigation

- 5.1 The aims of the watching brief are 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, and any possible requirement for further work in order to satisfy that condition; and

- To make available to interested parties the results of the investigation
- 5.2 The specific aims of the watching brief are defined as being:
- Determine the presence of any Romano-British activity on site;
 - To identify any evidence that may relate to the civil war defences on site; and
 - Determine the presence of any features which may relate to the post-medieval development of the area.
- 5.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

6 Methodology

- 6.1 The watching brief was carried out between the 17th August – 11th October 2011 and was focussed on the monitoring of a sample of the pits excavated for the underpinning works and ground reductions in the area of the proposed basement levels.
- 6.2 Fieldwork procedures followed the Museum of London Archaeological Site Manual (3rd Edition) (MoL 1994).
- 6.3 The excavation, recording and reporting conformed to current best archaeological practice and local and national standards and guidelines:
- English Heritage – Management of Archaeological Projects (EH 1991).
 - English Heritage – Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (EH 1998).
 - English Heritage – Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation, 2nd Edition (EH 2011).
 - Institute for Archaeologists – Standards and Guidance and Guidelines for Finds Work (IfA 2008).
 - Institute for Archaeologists – Standard and Guidance for Archaeological Watching Briefs (IfA 2008).
 - Institute for Archaeologists – Code of Conduct (IfA 2010).
 - Rescue/United Kingdom Institute for Conservation – First Aid for Finds (Second Edition) (RESCUE & ICON (2001)).
 - United Kingdom Institute for Conservation – Conservation Guidelines No.2 (UKIC 1983).
 - United Kingdom Institute for Conservation – Guidance for Archaeological Conservation Practice (UKIC 1990).
- 6.4 A unique site code, CHA 11, was obtained from the Museum of London prior to the commencement of fieldwork. This was used as the site identifier on all records.
- 6.5 During the course of the works all Ordnance Datum measurements were established based on the main contractor's survey data.
- 6.6 The watching brief was undertaken by Paul Fitz, Catherine Edwards and Chris Clarke, under the overall direction of Alan Ford, Project Manager. The work was monitored by the Greater London Archaeology Advisory Service (English Heritage).

7 Results

7.1 Pit 1

- 7.1.1 Pit 1 was located in the south-eastern area of the building's footprint, against the eastern wall. The pit measured approximately 2.00m in length and 1.60m in width.
- 7.1.2 The top of the pit was recorded at c. 13.85mOD. The earliest deposits recorded was the natural London Clay (06), encountered at the very base of the pit, around 12.30mOD. This was overlain by a c. 1.00 m thick deposit of yellow brown brickearth (05), which in turn was overlain by 0.50m thick deposit of redeposited brickearth (01).
- 7.1.3 No archaeological features or artefacts were observed within the pit.



PLATE A: General shot of underpinning pit 1

7.2 Pit 2

- 7.2.1 Pit 2 was located in the central area of the building's footprint, against the eastern wall. The pit measured approximately 2.10m in length and 1.80m in width.
- 7.2.2 The top of the pit was recorded at c. 13.75mOD. The earliest deposit recorded was yellow brown brickearth (05), extending from c.13.05mOD to the base of the pit at 12.25mOD. This was overlain by a c. 0.70m thick deposit of redeposited brickearth (01).
- 7.2.3 Cutting north to south through 01 was a concrete covered stoneware drain pipe (02), which was approximately 0.40m in thickness. On the eastern side of and beneath the pipe the pit exposed some fragmentary brickwork (03) and a concrete ledge (04).
- 7.2.4 The brickwork and concrete appears to be contemporary with the installation of the drain. The bricks which were visible measured 0.09m in width, 0.21m length 0.06m in depth. They appeared to be 19th / 20th Century in date.
- 7.2.5 No archaeological finds were recovered from the pit.

Pit 3

- 7.2.6 Pit 3 was located in the north-western area of the building's footprint, against the eastern wall. The pit measured approximately 2.20m in length and 2.00m in width.
- 7.2.7 The top of the pit was recorded at c. 13.85mOD. The earliest deposit recorded was the natural London Clay (06), at a depth of 12.55mOD.

7.2.8 This was overlain by a c 1.0m thick deposit of yellow brown brickearth (05) with a possible seam of gravel noted running through the brickearth at around 12.65mOD. The upper deposit comprised c. 0.30m thick redeposited brickearth (01).

7.2.9 No archaeological finds were observed within the pit.



PLATE B: General shot of underpinning pit 3

7.3 Pits 4 & 5

7.3.1 Pits 4 & 5 were located in the north-western area of the building's footprint against the north west corner of the building.. Pit 4 measured 2.00m in length and 1.80m in width and Pit 5 measured 1.80m in length and 1.80m in width.

7.3.2 The top of both pits were recorded at c. 14.77mODm (base of the northern wall). The earliest deposits recorded in both pits was London Clay (06), encountered at approximately 13.77mOD and extending to the base of the pits at around 12.47 mOD. This was overlain by yellow brown brickearth (05).

7.3.3 No archaeological finds were observed in the pit.



PLATE C: General shot of underpinning pit 3



PLATE D: General shot of underpinning pit 5

7.4 Pit 6

- 7.4.1 Pit 6 was located in the central area of the building's footprint against the eastern wall. The pit measured approximately 2.30m in length and 1.70m in width.
- 7.4.2 The top of the pit was recorded at c. 13.75mOD (base of the eastern boundary wall). The only deposit recorded within the pit was the yellow brown brickearth (05), which extended the full depth of the pit to a depth of 11.75mOD.
- 7.4.3 No archaeological finds were observed within the pit.



PLATE E: General shot of underpinning pit 6

7.5 Pit 7

- 7.5.1 Pit 7 was located in the south-eastern area of the building's footprint against the eastern wall. The pit measured approximately 2.00m in length and 2.00m in width.
- 7.5.2 The top of the pit was recorded at c. 14.05mOD. The only deposit recorded within the pit was yellow brown brickearth (05), encountered through the whole the pit to a depth to 12.15mOD, becoming firmer and more grey in colour at around 12.95mOD.
- 7.5.3 No archaeological finds were observed in the pit.



PLATE F: General shot of underpinning pit 7

7.6 Pit 8

- 7.6.1 Pit 8 was located in the north-western area of the building's footprint against the eastern wall. The pit measured approximately 2.20m in length and 1.4m in width.
- 7.6.2 The top of the pit was recorded at c. 13.95mOD. The earliest deposits recorded in the pit comprised London Clay (06) at a depth of approximately 12.95mOD, extending to the base of the pit at around 12.15mOD. This was overlain by c. 1.00m thick of yellow brown brickearth (05).
- 7.6.3 No archaeological finds were observed in the pit.

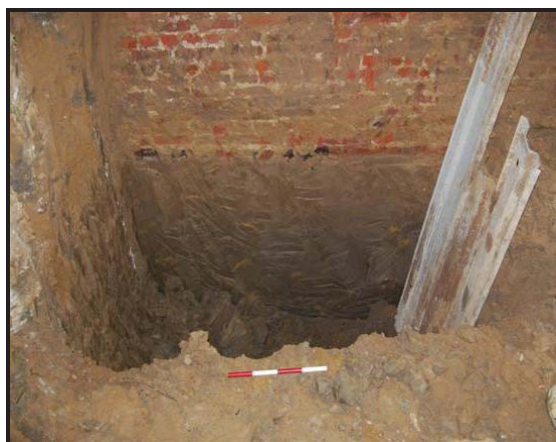


PLATE G: General shot of underpinning pit 8

7.7 Pit 9

- 7.7.1 Pit 9 was located in the central area of the building's footprint, against the eastern wall. The pit measured approximately 2.00m in length and 1.9 m in width.
- 7.7.2 The top of the pit was recorded at c. 13.75mOD. The only deposit recorded within the pit was yellow brown brickearth (05), encountered to a depth of 11.95mOD.
- 7.7.3 No archaeological finds were observed in the pit.



PLATE H: General shot of underpinning pit 9

7.8 Pit 10

- 7.8.1 Pit 10 was located in the central area of the building's footprint, against the western wall. The pit measured approximately 2.10m in length and 1.8 m in width.
- 7.8.2 Pit 10 was excavated over a month after Pit 9, by which point further ground reductions of c. 1.5 - 2.00m had been undertaken across parts of the building's footprint. The top of Pit 10 was recorded at c. 11.00mOD. The only deposit recorded within the pit was London Clay (06), encountered through the whole extent of the pit to a depth of c. 8.70mOD.
- 7.8.3 No archaeological finds were observed in the pit.



PLATE I: General shot of underpinning pit 9

7.9 Ground Reductions

- 7.9.1 The watching brief included the monitoring of the ground reduction works following and during the underpinning, where relevant.
- 7.9.2 Ground reductions were undertaken on the 19th August in the north-western area of the site. Approximately c. 0.30m of material was removed over an area measuring approximately 60sqm. the top of this area lay at approximately 14.50mODm. The deposits recorded comprised yellow

brown brickearth (05) overlying the London Clay. No archaeological finds were recovered and no remains were observed.

- 7.9.3 Further phases of ground reduction was undertaken during the underpinning works. Where these were monitored, only natural brickearth and / or London Clay was noted.

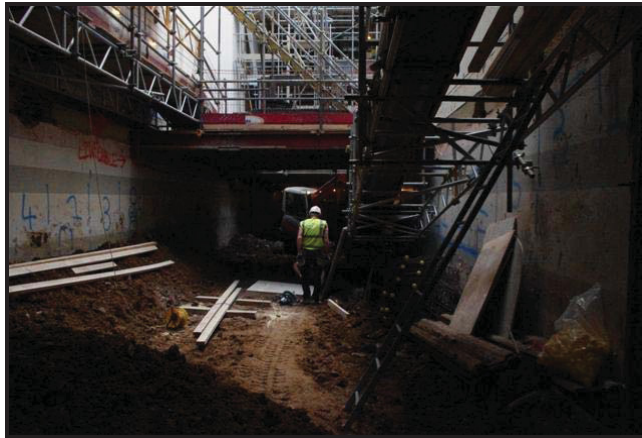


PLATE J: General shot of the site, facing south-east, on 17th August 2011

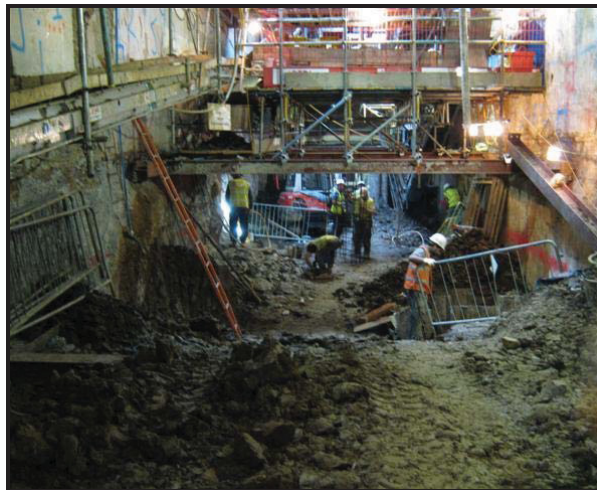


PLATE K: General shot of the site, facing south-east, on 11th October 2011

8 Finds and Environmental Samples

- 8.1 No finds or samples were recovered during the watching brief.

9 Conclusion

- 9.1 During the course of the watching brief a sequence of natural and re-deposited deposits were recorded within the areas of the underpinning pits and ground reductions.
- 9.2 The natural London Clay was recorded at a depth of between approximately 12.30mOD and 12.90mOD in the south-eastern end of the site (Pits 1 and 7); rising to in line with the general topography of the site to be encountered at approximately 13.70mOD in the north-western end of the site (pits 4 and 5).

- 9.3 The deposits overlying the natural London Clay generally comprised a yellow / brown brickearth, underlying re-deposited brickearth material. The foundations / basement of the existing No. 14 Charles Street appeared to cut into these brickearth deposits.
- 9.4 No other potential archaeological or geo-archaeological (e.g. with environmental potential) deposits were encountered.
- 9.5 The primary aim of the investigation was to establish the presence/absence of archaeological remains within the site. The investigation indicated that no archaeological features or finds were present in the areas of impact. It is likely that any archaeological remains which may have previously existed within the bounds of the site were damaged or destroyed when the basement of the existing No. 14 Charles Street was originally constructed.
- 9.6 With regards to the specific aim of the watching brief, no evidence of Romano-British activity or 17th century civil war defences was noted within the bounds of the development site. The only evidence of or post-medieval development is the existing basement level which is probably of late 19th century date.
- 9.7 Due to the lack of archaeological remains on site, no further work is recommended.

10 Publication and Archive Deposition

- 10.1 An OASIS form has been completed (Appendix C) and an electronic copy of the watching brief report will be deposited with the Archaeological Data Service (ADS).
- 10.2 On completion of the project the developer/landowner will discuss arrangements for the archive to be deposited with the Museum of London. The site archive will be prepared in the format agreed with the LAARC. The excavation archive will be security copied and a copy deposited with the National Monument Record (NMR).
- 10.3 The archive, consisting of paper records, drawings, photographs, finds and digital records will be deposited with the LAARC within six months.

11 Bibliography

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Figure 1: Site Location

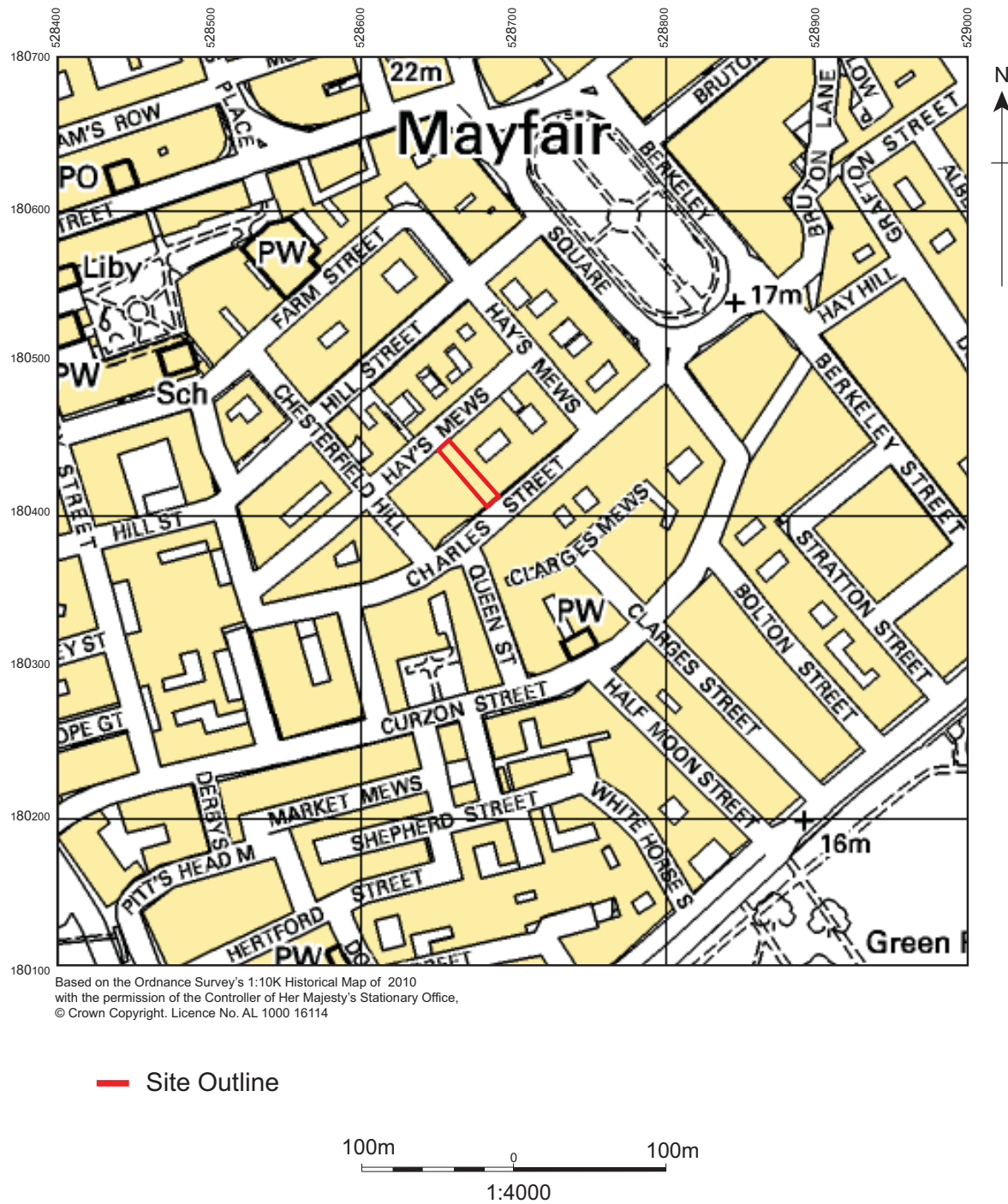


Figure 2: Detailed Site Location Plan

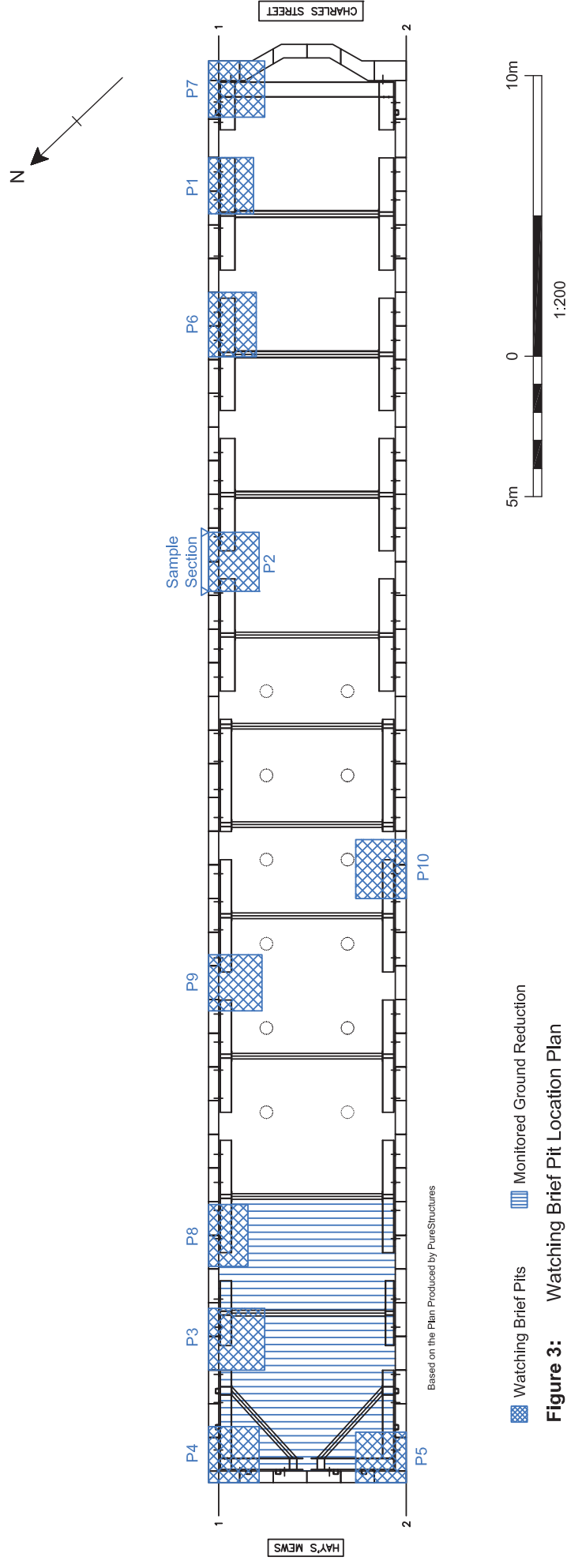


Figure 3: Watching Brief Pit Location Plan



Appendices

Appendix A – Context Register

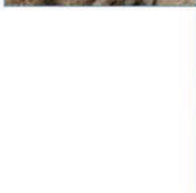
Context No.	Context Description	Length	Width	Depth (approx.)
01	Mid Orangey Brown, re-deposited brickearth. Occasional stone and brick fragment inclusions	/	/	c. 0.30 – 0.70m
02	Concrete coated stoneware drainpipe	/	/	c. 0.40m
03	19 th / 20 th century red brick wall	/	/	c. 0.30m
04	Concrete ledge	/	/	c. 0.12m
05	Yellow / brown brickearth, possible gravel seam inclusion	/	/	c. 1.00 – 2.00m
06	Compact brownish grey clay. Firmer and more solid grey with depth (London Clay)	/	/	NFE

Appendix B – OASIS Form

OASIS ID: aocarcha1-92837	
Project details	
Project name	14 Charles Street and 12A Hay's Mews
Short description of the project	Archaeological watching brief carried out on a sample of pits excavated for underpinning works and on ground reductions for additional basement levels
Project dates	Start: 17-08-2011 End: 11-10-2011
Previous/future work	No / No
Any associated project reference codes	CHA 11 - Sitecode
Any associated project reference codes	30937 - Contracting Unit No.
Type of project	Recording project
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	NONE None
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 14 Charles Street and 12A Hay's Mews
Postcode	W1J 5PG
Study area	750.00 Square metres
Site coordinates	TQ 286 803 51.5063888889 -0.146666666667 51 30 23 N 000 08 48 W Point
Project creators	
Name of Organisation	AOC Archaeology Group
Project brief originator	EH GLAAS
Project design originator	AOC Archaeology Group
Project director/manager	Alan Ford
Project supervisor	Chris Clarke
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Wolff Architects Ltd
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	CHA11
Digital Contents	'Stratigraphic'

Digital Media available	'Images raster / digital photography','Spreadsheets','Text'
Paper Archive recipient	LAARC
Paper Archive ID	CHA11
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Drawing','Microfilm','Plan','Report','Unpublished Text'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	14 CHARLES STREET AND 12A HAY'S MEWS, CITY OF WESTMINSTER: AN ARCHAEOLOGICAL WATCHING BRIEF REPORT
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