



98-102 Wigmore Street,
3-5 Dukes Mews, W1,
City of Westminster

Archaeological Evaluation and Geotechnical Watching Brief Report





**98-102 WIGMORE STREET
3-5 DUKES MEWS W1
CITY OF WESTMINSTER**

**Archaeological Evaluation and Geotechnical Watching Brief
Report**

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Summary

Wessex Archaeology was commissioned by Frogmore Property Company Limited (the Client) to undertake an archaeological evaluation and watching brief at 98-102 Wigmore Street, 3-5 Dukes Mews W1, in the City of Westminster (the Site), centred on National Grid Reference (NGR) 528345 181300.

The Site lies within the Tyburn river valley c. 200m to the north of the Romano-British road which ran along the line of present day Oxford Street and some 50m to the west of the historical course of the River Tyburn.

Given the Site's position it was presumed that the Site may contain significant archaeological deposits relating to the Tyburn, the Roman road and the early medieval Tyburn village.

However, all of the deposits observed during the evaluation and watching brief contained exclusively 19th century or later material and no structural or remains were uncovered dating from these periods.

The earliest deposits uncovered on Site were broadly similar in both archaeological test pits, dark grey or greyish brown waterlogged deposits containing 19th century bricks, pottery sherds and oyster shells. These deposits, which in total were up to 2.55m thick, appeared to have been laid down in water and possibly represent the backfilled remains of water filled ponds or pits, a number of which are shown adjacent to the Site on early maps of the area. These water filled pits or ponds were possibly associated with a tile kiln which cartographic evidence has shown was working close to the Site in the second half of the 18th century. A large waterlogged pit containing 18th century material, excavated at Picton Place some 50m to the south of the Site was interpreted by its excavators as a brickearth quarry pit.

These 19th century dumps and infill deposits were uncovered to a depth of 3.90m (18.20m aOD) below the present ground levels and almost certainly predate the construction of the three properties built on the Site in the 19th century.

The evaluation found no trace of the yard and or mews/stable buildings shown on the northern edge of the Site on Paul Potter's 1879 map.

The proposed basement level of the new building has been principally set at 18.50 above Ordnance Datum (aOD). The results of the evaluation show that the proposed development would not have an impact on significant archaeological deposits.

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Acknowledgements

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Wessex Archaeology would also like to thank the English Heritage Archaeological Advisor to Westminster City Council, Diane Walls, for monitoring the works.

The project was managed for Wessex Archaeology by Lawrence Pontin. The fieldwork was undertaken by Gary Evans and Kate Orr.

The report was compiled by Gary Evans. Illustrations were by Kitty Brandon.

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology was commissioned by Frogmore Property Company Limited to undertake a programme of archaeological works, comprising an archaeological evaluation and a watching brief on geotechnical test pits comprising two hand dug test pits, at 98-102 Wigmore Street, 3-5 Dukes Mews, W1, City of Westminster (the Site), centred on NGR 528345 181300 (**Figure 1**).
- 1.1.2 The entire Site is proposed for re-development to provide commercial and retail accommodation. The approved proposal (Ref. PT/07/10815/FULL) comprises the complete demolition of the rear of the building and extension of existing basements across the whole Site. It is proposed to retain the existing Wigmore Street façade.
- 1.1.3 The fieldwork programme, which comprised the hand excavation of two archaeological test pits and the monitoring of three geotechnical test pits, was carried out as part of the works requested by the English Heritage Archaeological Advisor to Westminster City Council. These works sought to expedite the development of an appropriate mitigation strategy for the impact of the proposed scheme on any archaeological deposits that would be affected by its construction.
- 1.1.4 This report details the results of the field work which took place from the 30th April to the 9th May 2008.

2 THE SITE

2.1 Site Location, Topography and Geology

- 2.1.1 The Site, which is rectangular in plan, fronts Wigmore Street to the south and Dukes Mews to the north, with adjoining buildings on the east and west (**Figure 1**). The Site was, until recently, occupied by the La Rueda restaurant and the offices of the Argos Travel Agency.
- 2.1.2 The Site is located in the valley of the River Tyburn (now culverted) which flows north-south towards the River Thames. The present day street levels clearly reflect the underlying river valley with the level of Wigmore Street falling significantly from the junction of Wigmore Street and Orchard Street, where it is c. 26.00m above Ordnance Datum (aOD), to a low point at the crossroads of Wigmore Street and Marylebone Lane (c. 21.50m aOD) and then rises again to Cavendish Square which lies at a height of c. 26m aOD. A similar slope can be seen to the rear of the Site, Dukes Mews. The height on the middle of the present roadway in front of the Wigmore Street entrance to the Site is 22.44m aOD and the height of the roadway to the rear of the Site (Dukes Mews) is 22.41m aOD.

- 2.1.3 The underlying Site geology comprises gravel terraces and alluvium associated with the valley of the River Tyburn. Alluvium deposits are made up of sand, silt and clay (British Geological Survey, Map sheet 256).
- 2.1.4 The Site is situated within the Portland Estate Conservation Area (City of Westminster, 2003) and immediately north-west of a council-designated Archaeological Priority Area defining the medieval Tyburn Settlement (City of Westminster Unitary Development Plan 1997).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1.1 No previous archaeological field work has been undertaken on the Site and the Site is not part of a Scheduled Monument.
- 3.1.2 A Desk-Based Assessment (DBA) of the area surrounding the Site was carried out by Wessex Archaeology in order to determine the potential for the survival of archaeological remains on and around the Site area (Wessex Archaeology 2006, Ref. 65941). The DBA drew on sources including The Greater London Sites and Monuments Record (GLSMR), legislative and planning documents, and other documentary and cartographic sources. A brief summary of the results follows.
- 3.1.3 The DBA concluded that the Site had low to moderate archaeological potential. This potential mainly related to the prehistoric activity associated with the River Tyburn and Roman activity associated with the London-Silchester road. The DBA also concluded that the potential for surviving remains associated with the medieval village which grew up to the south and west of the Site was low.

Prehistoric (500,000 BC-AD 43)

- 3.1.4 Although much reduced in the post-medieval period, the River Tyburn must have been more extensive in prehistoric times and would have certainly created its own gravel terraces and alluvium deposits. Examples of channels and alluvial deposits associated with the River Tyburn have been uncovered at several sites in the area most notably at 5-6 Picton Street where riverine deposits, mainly gravels, were uncovered at heights of between 18.90m aOD and 18.30m aOD.
- 3.1.5 Prehistoric artefacts have been recovered from the vicinity of the Site. Individual and groups of Lower Palaeolithic hand axes have been found in the Lynch Hill gravel terrace in Wigmore Street and Vere Street and immediately beyond the Study Area in Henrietta Place, John Prince's Street, Great Portland Street and Oxford Street. (Museum of London 2000, 43, map1) Although these represent isolated poorly provenanced find spots they do serve as an indicator of transient human activity at a time when more comprehensive archaeological evidence is sparse.

Romano-British (AD 43-410)

- 3.1.6 The Site is situated some 200m to the north of modern day Oxford Street which is thought to follow the route of the Romano-British road which ran from the Roman city of *Londinium* (London) to *Calleva Atrebatvm* (Silchester). The Roman road is thought to have been laid over an earlier Iron Age trackway. It was common for settlement and associated activity to be located along the line of Romano-British roads. Limited Romano-British material has been recovered from the area, a number of tile fragments from Wigmore Street and 360-366 Oxford Street would appear to represent building debris, whilst evidence suggesting a rural environment in the form of Roman field boundary ditches were excavated at 1 Tenterden Street some 500m to the southeast of the Site. Evidence for a possible Romano-British

settlement is perhaps indicated by a well and contemporary glass artefacts at 14 Welbeck Street some 150m to the northeast of the Site (MoL 2000, 170, map 7). To the southeast of the Site in the area now occupied by Bond Street Underground station the Roman road would have crossed the River Tyburn, either by a bridge or ford, It is very possible that some form of Roman settlement would grown up in the area. A number of undated wooden posts uncovered close to the point where the road crossed the Tyburn are possibly the remains of a Roman bridge (Museum of London Archaeological Service, 2005, 19)

- 3.1.7 Other Roman finds in the general area, include a 1st-4th century silver coin hoard from 44 Oxford Street (MoL, 2000, 170, map 7).

Saxon (AD 410-1066) and Medieval (AD 1066-1499)

- 3.1.8 The Tyburn settlement Area of Special Archaeological Priority as defined in the Westminster UDP highlights the potential for medieval or earlier settlement evidence in the area. Whilst there is no direct evidence of a Saxon settlement in the vicinity, the place name; *Teoburna* (Tyburn) meaning “Boundary stream” (Weiner and Hebert, 1983, 923) suggests some form of settlement at that time.
- 3.1.9 The first reference to a manor at Tyburn is in a Domesday Book entry dating from 1086. At this date the manor belonged to the Abbess of Barking Abbey and comprised plough land and pasture to the value of 52s.
- 3.1.10 The former Roman road appears to have continued in use in Saxon times when it was called the “Broad Military Way” and it is likely that the point where it crossed the Tyburn would have remained a focus of activity.
- 3.1.11 A series of wooden posts possibly associated with a medieval bridge across the Tyburn were recorded beneath Oxford Street adjacent to Bond Street Station (MoLAS, 2005, 19).
- 3.1.12 It is possible that a Saxon or early medieval settlement was located south of the Site around the site of the 11th century parish church of St. John the Evangelist and associated graveyard which stood at what is now the corner of Marylebone Lane and Oxford Street. (MoL, 2000, 253, map 9).
- 3.1.13 The early medieval settlement of Tyburn stood on the banks of the River Tyburn which would have provided an important water source for activities such as subsistence, transport and industry; in fact a water mill is recorded as standing on the River Tyburn near to the Oxford Street crossing in this period (MoL, 2000, 253, map 9).
- 3.1.14 In 1236, the Tyburn stream was partially diverted at a point near present day Oxford Street to provide freshwater for the City of London. Further conduits along the line of the stream followed including one at Wigmore Street.
- 3.1.15 In the 14th century the area became a dangerous and violent place, a gallows was set up at Tyburn in 1388 and the parish church was robbed on several occasions. As a result a petition was handed to the Bishop of London by the parishioners asking for a new parish church. In 1400 the church of St. Mary’s by the Bourne, was built 500m to the north of the Site and a settlement, Marylebone, and grew up around this new church.
- 3.1.16 The Site was located in green fields between the two medieval settlement foci (Tyburn and St Mary le Bourne) and it is likely that land was used for agricultural purposes during this period. Archaeological evidence from the locality substantiates this theory. Medieval field ditches, 14th century pottery sherds and a quern stone

were recorded during a watching brief on the south side of Wigmore Street in the vicinity of the police station.

Post-medieval (1500-1799)

- 3.1.17 John Rocque's Map of 1737-46 shows the Site as an open field surrounded by hedges and ditches, lying to the northwest of the rapidly approaching West End. At this date the built up area extended westwards as far as 'Marybone' (Marylebone) Lane. The eastern extension of modern Wigmore Street, then called 'Wigmore Row', is shown on Rocque's map but the area to the north and west of the Site appears to be still essentially rural. West of Marybone Lane, the area is divided into irregular fields traversed by tracks one of which appears to follow the line of present day Duke Street. Parts of a watercourse and a tributary, presumably the uncanalised remains of the River Tyburn, is shown running along the western side of 'Marybone Lane' to the south of the junction of 'Marybone Lane' and 'Wigmore Row'. North of this a ditch or channel is shown running along the western side of 'Marybone Lane' this possibly represents the canalised remains of the River Tyburn. A 'conduit' is shown to the east of 'Marybone Lane' some 400m to the northeast of the Site. A series of ponds or water filled pits are shown to the east of 'Marybone Lane' and to the south of the Site.
- 3.1.18 To the southwest of the Site a 'Tile Kiln' is shown in the area covered by present day Edwards Mews/Orchard Street. Brick and tile works were commonly sited on the fringes of urban development to provide raw and manufactured material for the large scale estate construction.
- 3.1.19 Archaeological investigations undertaken at 5-6 Picton Place, c. 50m to the south of the Site revealed evidence of features created as a result of urban development. Here a large waterlogged feature was noted, filled with refuse layers dating from the 18th century, its excavators suggested that it represents the remains of a backfilled Brickearth quarry associated with the nearby tile kiln (MoLAS, 2005 22).
- 3.1.20 In 1757, Marylebone Road was laid out to provide a new route to the City. Following this, a highly disciplined grid of streets, squares and mews were laid out between the new road and Oxford Street (then called 'Tiburn Road'). Portman Square was laid out in 1761 (completed 1784) by Henry William Portman Esquire. The square was aligned to fit in to the prevailing streetscape of the surrounding estates to the east and south. A road, modern day Wigmore Street, was built joining the southern side of Portman Square to 'Wigmore Row' and the north side of Cavendish Square.
- 3.1.21 Land was subsequently leased by the Portman Estate to private developers who quickly developed the area.

Modern (1800-present)

- 3.1.22 By the turn of the 19th century, cartographic evidence records the dramatic expansion of the built up area to the north of Oxford Street. On Horwood's map of 1799-1819 (not shown) and Peter Potter's Parish map of 1832 (**Figure 5**) the line of Wigmore Street, called 'Seymour/Edwards/Wigmore Street', is shown. By this time most of the surrounding street system was, with the exception of James Street and Thayer Street which were not joined, already in place. At this time the Site is shown as three plots fronting onto 'Edwards Street' (Wigmore Street). To the rear of these properties a courtyard is shown separating them from the mews buildings lining present day Duke Mews, which on Horwood's map is called 'Stable yard'. These buildings which were almost certainly stables and coach houses were accessed through 'Stable yard' whose entrance was in Duke Street. Peter Potter's Parish map

of 1832 shows the same layout but by this date, the 'Stable Yard' had been renamed 'Duke's Mews' (**Figure 5**).

- 3.1.23 The 1867-1872 6" Ordnance Survey Map (not shown) suggests a change in the footprint of structures within the Site although the layout is not clear. It would appear that the mews building to the rear of the property had been removed and Numbers 98 and 100 would appear to have returns to the rear not shown on earlier mapping. It is unclear whether these represent a new structure or an alteration to an existing building are the result of inaccuracies in preceding mapping. The rear of the main property, which was previously occupied by a courtyard and mews house, is now depicted as one large enclosed area. The detail of the map does not make it clear whether this area is occupied by a building.
- 3.1.24 Goad's Fire Insurance Map (not shown) dating from 1902 shows the same footprint but the rear is shown divided into two. It also gives some detail regarding the use of the properties. The ground floor of No.'s 100 and 102 are marked with an 'S' (shops) on the plan, while the front of No. 98 and the rears of No.'s 100 and 102 were marked as 'hosiery'. This footprint remains unchanged to the present day.

4 AIMS

- 4.1.1 The aims of the archaeological works were to: identify the date, character, condition and depth of any surviving archaeological remains beneath the present basement/lower ground floor levels.
- 4.1.2 More specifically it sought to define and record:
- Evidence of past courses of the River Tyburn, the edges of its flood plain, river terraces etc and any human activities associated the river and its flood plain.
 - Any, *in situ* or otherwise, evidence of prehistoric activity in the Tyburn valley.
 - Remains of Romano-British activity associated with the nearby river crossing and Roman road and/or any activity associated with the postulated settlement along the road or on the banks of the river.
 - Evidence for Saxon and medieval activity in the area especially any remains of the settlement which grew up around St. John's church and Tyburn Bridge.
 - Post-medieval activity, associated with settlement and the river such as reclamation, culverting and early traces of the urban development of the area.

5 METHODOLOGY

5.1 Methodological Standards

- 5.1.1 The observations, evaluation and preparation of this report have been undertaken in accordance with a Written Scheme of Investigation document (WSI), which was prepared by Wessex Archaeology (WA, 2008). This was approved by the English Heritage Archaeological Advisor to Westminster City Council.
- 5.1.2 All archaeological works were undertaken in compliance with the standards outlined in the Institute of Field Archaeologists'; *Standards and Guidance for Archaeological Watching Briefs* (2001) and *Standards and Guidance for Archaeological Field Evaluation* (2001).

5.2 Health and Safety

- 5.2.1 Health and Safety considerations were of paramount importance in conducting all fieldwork. Safe working practices overrode archaeological considerations at all times.
- 5.2.2 The work was undertaken in accordance with the Health and Safety at Work Act 1974 and the Management of Health and Safety Regulations 1992, and all other relevant Health and Safety legislations, regulations and codes of practice which are in force.
- 5.2.3 A Risk Assessment was produced by Wessex Archaeology prior to the commencement of work. This was reviewed as the project progressed.
- 5.2.4 As part of the project briefing, all staff were made aware of their responsibilities and site specific hazards identified under the Risk Assessment.

5.3 Fieldwork

- 5.3.1 The evaluation comprised the hand excavation by Wessex Archaeology of two archaeological test pits (marked as ATP 1-2 in **Figure 2**). Both of the archaeological test pits measured c. 2m x 2m in plan and were excavated to a maximum depth of up to 1.20m below the modern ground level. The archaeological test pits were distributed across the Site as illustrated (**Figures 2 and 3**) so as to provide as much information on the extent, depth and preservation of any archaeological remains across as broad an area as possible.
- 5.3.2 The watching brief comprised the observation and recording by an of four hand excavated geotechnical test pits (marked as OP 1, 2, 3 and 4 in **Figures 2 and 3**). These were excavated by the site contractor to a size of ca 1m x 1m in plan (OP3 was 1.50m x 1m) and to a depth of up to 3.50m below the present ground level. Due to the presence of services the position of several of the geotechnical test pits (Geotechnical Test Pits 2 and 4) differed from the original project design.
- 5.3.3 Due to constraints of space and the presence of services it was also decided, with the agreement of the English Heritage Archaeological Advisor to Westminster City Council, not to excavate one of the proposed Archaeological Test Pits (marked as ATP1 in the WSI). Archaeological Test Pits 1 and 2 (ATP 2 and 3 in the WSI) were enlarged from the size proposed in the WSI from 2m² to 4m². An additional Geotechnical Pit was also excavated in the northeast corner of the former restaurants ground floor kitchen (OP 3 in **Figure 2**).
- 5.3.4 The geotechnical and archaeological evaluation test pits were located on the ground using tapes from known features present on site (e.g. building walls, pillars); these were later tied in to the Ordnance Survey Map.
- 5.3.5 Where safety restraints allowed all archaeological features and deposits were excavated and were recorded using Wessex Archaeology's *pro forma* recording system.
- 5.3.6 All spoil was visually scanned for finds.
- 5.3.7 A complete drawn record of all the archaeological test pits was compiled. This included both plans and sections, drawn to appropriate scales (1:20 for plans and 1:10 for sections).
- 5.3.8 Heights are expressed in meters aOD, except where otherwise stated.

- 5.3.9 A photographic record was also compiled using colour slides, black and white and digital images.
- 5.3.10 The test pits were monitored by the English Heritage Archaeological Advisor to Westminster City Council. Upon completion of archaeological work, all the test pits were backfilled with the agreement of the English Heritage Archaeological Advisor to Westminster City Council. Excavated material was backfilled and levelled in the approximate order in which it was excavated. No other reinstatement or surface treatment was undertaken using the excavated material.

5.4 Finds Collection and Retention

- 5.4.1 All Finds were treated in accordance with the relevant guidance given in the Institute of Field Archaeologists' *Standards and Guidance for Archaeological Field Evaluation* (2001), the UK Institute of Conservators' *Guidelines Conservation Guideline No 2* and the Museums and Galleries Commission's *Standards in the Museum Care of Archaeological Collections* (1991), excepting where they are superseded by statements made below.
- 5.4.2 Where features or deposits were clearly modern finds were examined noted and discarded.

5.5 Environmental Sampling

- 5.5.1 A strategy for sampling archaeological and environmental deposits was developed in consultation with Wessex Archaeology's environmental manager and was set out in the WSI (Wessex Archaeology, 2008).

5.6 The Archive

- 5.6.1 The project archive is currently held at the offices of Wessex Archaeology in London under the Wessex Archaeology project code WA 65942.
- 5.6.2 The project archive will be prepared in accordance with the guidelines outlined in Appendix 3 of *Management of Archaeological Projects* (English Heritage, 1991) and in accordance with the *Guidelines for the preparation of excavation archives for long-term storage* (UKIC 1990).
- 5.6.3 The resulting archive will be put onto microfiche to the standards accepted by the National Monuments Record (NMR).
- 5.6.4 Following the conclusion of the project and with the permission of the landowner the archive will be prepared for deposition with the Museum of London under MOL Site Code WMD 08.

6 RESULTS

- 6.1.1 The following section presents a brief summary of the results and an outline of the depositional sequence observed on Site. Detailed summaries of the test pits are presented in Appendix 1 and full details are available in the project achieve. In the following sections context numbers are given in bold.

Archaeological Test Pits

- 6.1.2 Two Archaeological Test Pits (ATP1 and 2) were excavated by hand by archaeologists from Wessex Archaeology. ATP1 was in the basement of the former restaurant and ATP2 in the northwest corner of the former ground floor dining room. (**Figure 2** and **3**).

Archaeological Test Pit 1

- 6.1.3 The earliest deposit observed in this test pit was dark grey coarse waterlogged sandy clay silt (**12**) containing frequent small to medium sub-angular to well rounded pebbles, oyster shell, red unfrosted brick, sherds of Pearl Ware and animal bones. This deposit, the base of which was not reached was observed at heights of between 18.35m and 18.20m aOD, was sealed by a very compact dark grey brown gravel silt (**11**) which again contained frequent small fragments of oyster shell, soft unfrosted reddish brown bricks and 19th century pottery including frequent sherds of Pearl Ware. Both of these deposits sloped down from west to east. These deposits appear to have been laid down in very wet conditions; the animal bones had all been blacked by exposure to waterlogged conditions. In fact water seeped through the sides of the test pit at a height of 0.90m below the present floor level (18.50m aOD). Layer (**11**) was in turn sealed by a 0.30m thick rubble rich levelling layer (**14**) which was probably laid down as a bedding layer or levelling layer when the basement was constructed. This modern deposit was sealed by the concrete and tile floor of the former restaurant kitchen (**13**) (**Figure 4**).

Archaeological Test Pit 2

- 6.1.4 The earliest deposit observed in this test pit was dark grey coarse waterlogged sandy clay silt (**15**) containing frequent small to medium sub-angular to well rounded pebbles, oyster shell, red unfrosted brick, sherds of Pearl Ware and animal bones. This deposit was similar to waterlogged deposits uncovered in the basement and like them appeared to have been laid down in very wet conditions, the animal bones had all been blacked by exposure to waterlogged conditions and the deposit gave off a characteristic waterlogged odour. This deposit, the base of which was not reached was observed at heights of between 20.80m and 20.30m aOD. Layer (**15**) was sealed by mid brownish grey, rubble-rich coarse sandy silt containing frequent large fragments of unfrosted bricks, yellow bricks and tile (**09**). This modern levelling deposit was 0.80m thick and was probably put down as a levelling deposit when the yard at the rear of the original building was built over in the mid 19th century. This deposit was cut by the outer walls of the present building (**04** and **05**) and a modern concrete lined drain (**8/9/10**) and was sealed by a 0.10m thick rubble rich layer (**03**). Laid down as a bedding for the lower of two concrete and tile floors (**01** and **02**) (**Figure 4**).

6.2 Geotechnical Test Pits

- 6.2.1 Geotechnical Test Pits 1, 2, 3 and 4 were excavated against the foundations of the present building and revealed exposed wall faces to a depth of up to 3.50m. Due to constraints of space and the presence of services Geotechnical Test Pit 2 was not excavated.

Geotechnical Test Pit 1 and 2

- 6.2.2 Observations of the two geotechnical test pits excavated in the basement revealed a similar sequence to that uncovered in ATP1. The earliest deposits recorded was a dark grey coarse waterlogged sandy clay silt (**12**) containing frequent small to medium sub-angular to well rounded pebbles, oyster shell, red unfrosted bricks. This was sealed by a modern, rubble rich levelling layer (**14**). As in ATP 1, these were all sealed by the concrete and tile floor of the basement floor.

Geotechnical Test Pit 3

- 6.2.3 Observations of the geotechnical test pits excavated in the northeast corner of the ground floor kitchen revealed a ca 3m thick rubble rich deposit (**16**) comprised of mid grey coarse sandy silt mixed with frequent fragments of modern brick, concrete

roofing slate. This modern infill was sealed by two concrete floors which were up to 0.40m thick.

6.3 Finds

- 6.3.1 The only artefacts recovered on Site were modern in origin. These were noted but not retained.

6.4 Environmental Evidence

- 6.4.1 Due to the absence of suitable deposits, no samples were taken for environmental analysis.

7 DISCUSSION

- 7.1.1 Given the Site's position it was presumed that it may contain significant archaeological deposits dating from the prehistoric through to the post-medieval periods relating to the River Tyburn, the Roman road and the early medieval Tyburn village which grew up around the church of St John the Evangelist and Tyburn Bridge to the southeast of the Site. However, all of the deposits observed during the evaluation and watching brief contained exclusively 19th century or later material and no structural remains were uncovered dating from these periods.
- 7.1.2 The earliest deposits uncovered on Site were broadly similar in both archaeological test pits, dark grey or greyish brown waterlogged deposits containing 19th century bricks, pottery sherds and oyster shells. These deposits appeared to have been lain down in water and possibly represent the backfilled remains of water filled ponds or pits, a number of which are shown adjacent to the Site on Rocque's map (**Figure 5**). These 19th century dumps and infill deposits were found to a depth of at least 3.90m below the present ground levels and almost certainly predate the construction of the three properties shown on Horwood's map. The fact that a tile kiln was working close to the Site in the second half of the 18th century makes this hypothesis more tempting. A large waterlogged pit containing 18th century material was excavated at Picton Place some 50m to the south of the Site where it was interpreted as a brick earth quarry pit (MoLAS 2005, 55).
- 7.1.3 From the results from the test pits, excavated in the basement and on the ground floor, it would appear that that these deposits were up 2.55m thick in total (from 20.80m aOD in ATP 2 down to 18.20m aOD in ATP 1). In both the basement and on the non-basemented areas of the ground floor these waterlogged deposits were covered by modern deposits made up of demolition and builders rubble which were almost certainly associated with the various phases of the construction of the building in the 19th and 20th centuries.
- 7.1.4 Although ATP 2 was placed at the northern edge of the property, the evaluation found no trace of the yard or mews/stable buildings shown on the northern edge of the Site on Paul Potter's 1879 map.
- 7.1.5 The proposed basement level of the new building has been principally set at 18.50m aOD. The results of the evaluation show that this would not have an impact on significant archaeological deposits.

8 REFERENCES

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9 APPENDIX 1- TEST PIT SUMMARY TABLES

ARCHAEOLOGICAL TEST PIT 1 / GEOTECHNICAL TEST PIT 4

2.20m x 2.20m

(+) = base of feature or deposit not reached

Context no.	Description	Interpretive keywords	Height
11	Dark grey brown, very compact coarse sandy gravel silt with frequent patches of dark grey clay. Gravel= small to medium sub angular to well rounded pebbles. Frequent small fragments oyster shell throughout deposit, moderate flecks charcoal, small fragments reddish brown unfrogged soft brick, sherds of Pearl Ware, roof tile, occasional animal bone black from exposure to anaerobic waterlogged conditions. Lower boundary wavy and diffuse. Deposit sloped down from west to east	Layer/fill. Possibly fill of water filled quarry pit or pond	18.80- 18.55m aOD
12	Very dark grey black, fine sandy silt with frequent patches of dark grey clay. Small to medium sub angular to well rounded pebbles. Frequent small fragments oyster shell throughout deposit, moderate flecks charcoal, red unfrogged soft bricks, small fragments roof tile, occasional sherds of Pearl Ware, occasional animal bone black from exposure to anaerobic waterlogged conditions. Deposit sloped down from west to east	Layer/fill. Possibly fill of water filled quarry pit or pond	18.35- 18.20m aOD (+)
13	Concrete with reddish brown terracotta tiles in surface	Floor	19.45-18.90m aOD
14	Mid grey reddish brown with frequent red, white and pale yellow flecks throughout, clayey ashy silt mixed with demolition rubble. Very frequent reddish brown soft brick fragments, occasional roof tiles fragments, frequent oyster shell fragments, occasional sherds of Pearl Ware	Layer Levelling. Infill	18.90-18.80m aOD

ARCHAEOLOGICAL TEST PIT 2

2.10m x 2.00m

(+) = base of feature or deposit not reached

Context no.	Description	Interpretive keywords	Height
01	Brown and white ceramic tiles set in concrete, concrete; hard rough white grey with frequent well rounded medium pebbles	Floor	23.27-23.17m aOD
02	White and blue glazed ceramic tiles set in a hard concrete with fewer inclusions than overlying layer (1)	Floor	23.17 -22.89m aOD
03	Mid grey, loose rubble rich deposit. Crushed concrete and mortar with occasional red brick fragments and large fragments of concrete	Bedding layer for concrete floor	22.89 -22.77m aOD
04	Wall – aligned north-south. Red unfrogged bricks and dirty grey mortar. Two 0.13m deep rectangular cuts/niches for wooden joists (6) cut into the wall 0.30m below the present floor level	Outer, western, wall of present property	23.27-22.10m aOD
05	Wall-aligned east-west. Yellow stock brick, concrete foundations	Outer, northern, wall of present property	23.27-20.77m aOD (+)
06	Wooden beams. Aligned north-south and east-west	Joists for former floor	23.00-22.97m aOD
07	Fill of (8). Light grey, loose fine sandy mortar rich silt mixed with demolition rubble. Frequent large fragments concrete, red and yellow frogged bricks, small fragments red roof tile and roofing slates	Modern Backfill of trench for concrete drain	Top=22.77m aOD Base=21.90m aOD
08	Linear cut- aligned east-west. Side: (only southern side seen) vertical. Base: flat. Filled with backfill (7) and concrete drain (10). Cuts layer (9) to the south	Cut. Foundation trench for concrete drain	Top=22.77m aOD Base=21.90m aOD
09	Mid brownish grey, loose rubble rich deposit, coarse sandy mortar rich silt mixed with demolition rubble and small patches of brown and grey clay. Rubble; frequent large fragments red roof tile,	Layer/fill. Levelling or dumps	22.97-20.30m aOD

	unfrogged red bricks with yellow mortar attached, occasional roofing slate		
10	Concrete. Aligned east-west. Ceramic water pipe inside	Drain	Top=22.30m aOD Base=21.97m aOD
15	Dark grey, coarse waterlogged sandy clay silt with frequent small patches of dark grey clay. Very frequent small to medium sub-angular to well rounded pebbles. Frequent small fragments oyster shell throughout, moderate flecks charcoal, red unfrogged soft bricks, small fragments roof tile, occasional animal bone black from exposure to anaerobic wet conditions	Layer Levelling Infill	20.80-20.30m aOD (+)

GEOTECHNICAL TEST PIT 1

c. 1.40m x 1.00m

(+) = base of feature or deposit not reached

Context no.	Description	Interpretive keywords	Height
14	Mid grey reddish brown with frequent red, white and pale yellow flecks throughout, clayey ashy silt mixed with demolition rubble. Very frequent reddish brown soft brick fragments, occasional roof tiles fragments, frequent small oyster shell fragments	Layer/levelling. Infill	18.90-18.80m aOD
12	Very dark grey black, fine sandy silt with frequent patches of dark grey clay. Small to medium sub-angular to well rounded pebbles. Frequent small fragments oyster shell throughout deposit, moderate flecks charcoal, red unfrogged soft bricks, small fragments roof tile	Layer/fill. Possibly fill of water filled quarry pit or pond	18.80- 18.20m aOD (+)
13	Concrete with reddish brown terracotta tiles in surface	Floor	19.45-18.90m aOD

GEOTECHNICAL TEST PIT 2

c. 1.40m x 1.00m

(+) = base of feature or deposit not reached

Context no.	Description	Interpretive keywords	Height
14	Mid grey reddish brown with frequent red, white and pale yellow flecks throughout, clayey ashy silt mixed with demolition rubble. Very frequent reddish brown soft brick fragments, occasional roof tiles fragments, frequent oyster shell fragments	Layer/levelling. Infill	18.90-18.80m aOD
12	Very dark grey black, fine sandy silt with frequent patches of dark grey clay. Small to medium sub-angular to well rounded pebbles. Frequent small fragments oyster shell throughout deposit, moderate flecks charcoal, red unfrogged soft bricks, small fragments roof tile	Layer/fill. Possibly fill of water filled quarry pit or pond	18.80- 18.20m aOD (+)
13	Concrete with reddish brown terracotta tiles in surface	Floor	19.45-18.90m aOD



GEOTECHNICAL TEST PIT 3

1.50m x 1m

(+) = base of feature or deposit not reached

Context no.	Description	Interpretive keywords	Height
17	Hard rough white grey concrete with frequent well rounded medium pebbles. Red terracotta floor tiles	Floor	23.27--22.97m aOD
18	Hard concrete with fewer inclusions than overlying layer (17)	Floor	22.37- 21.97m aOD
16	Mid grey, loose rubble rich deposit. Crushed concrete and mortar with frequent red frogged brick fragments and large fragments of concrete	Fill	21.97– c.19.77m aOD (+)
19	Wall-aligned north-south. Yellow and red stock brick. concrete foundations	Outer, eastern, wall of present property	23.27-19.77m aOD (+)



 Site boundary	Reproduced from the 2007 Ordnance Survey 1:10,000 Landplan © map with the permission of the controller of Her Majesty's Stationery Office © Crown copyright, Wessex Archaeology, Portway House, Old Sarum Park, Salisbury, Wiltshire. SP4 6EB. Licence Number: 100028190. Digital Map Data © (2008) XYZ Digital Map Company. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
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Location plan

Figure 1



■ Geotechnical works
■ Archaeological test pits

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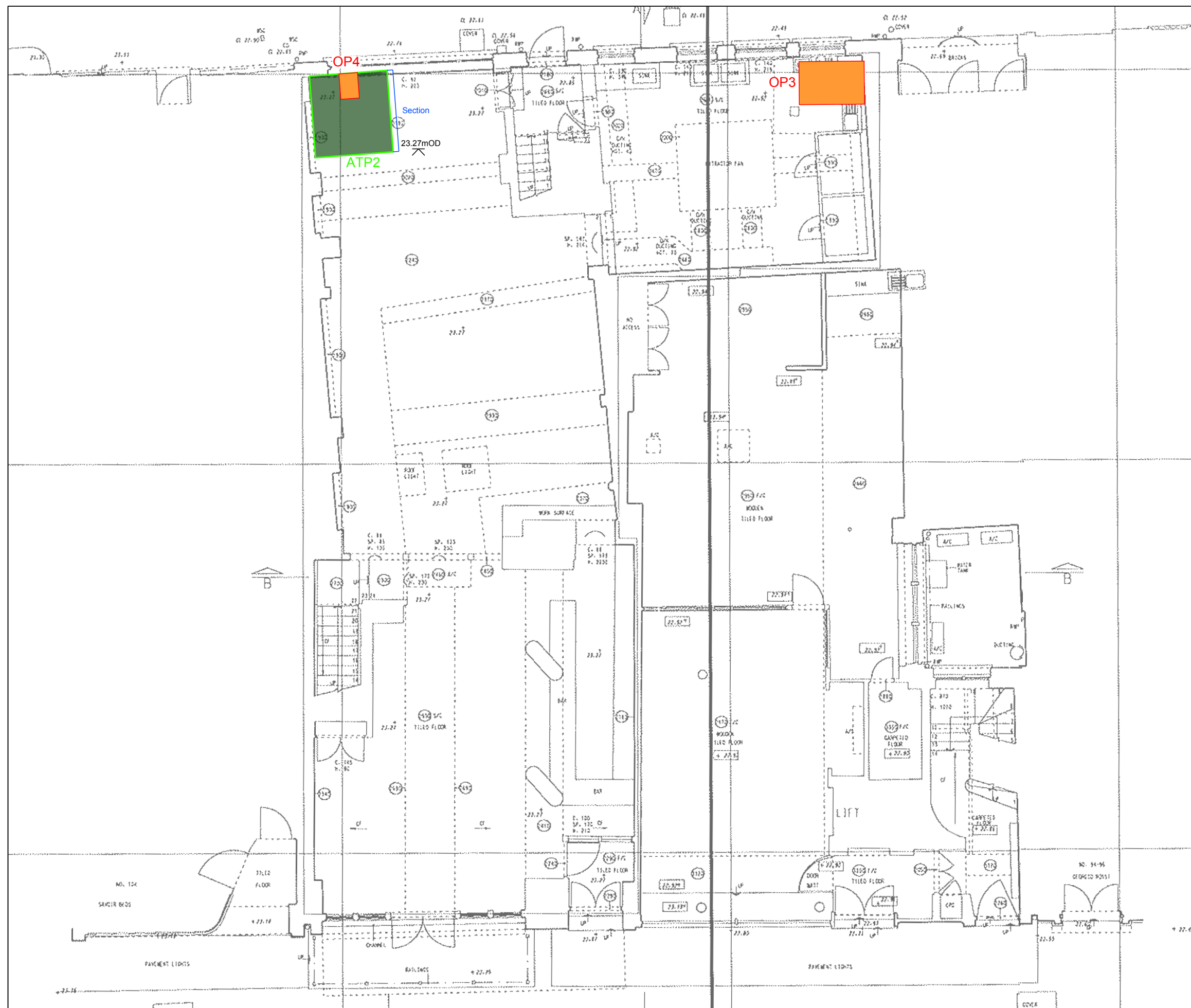
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Test pits - basement

Figure 2



■ Geotechnical works
■ Archaeological test pits

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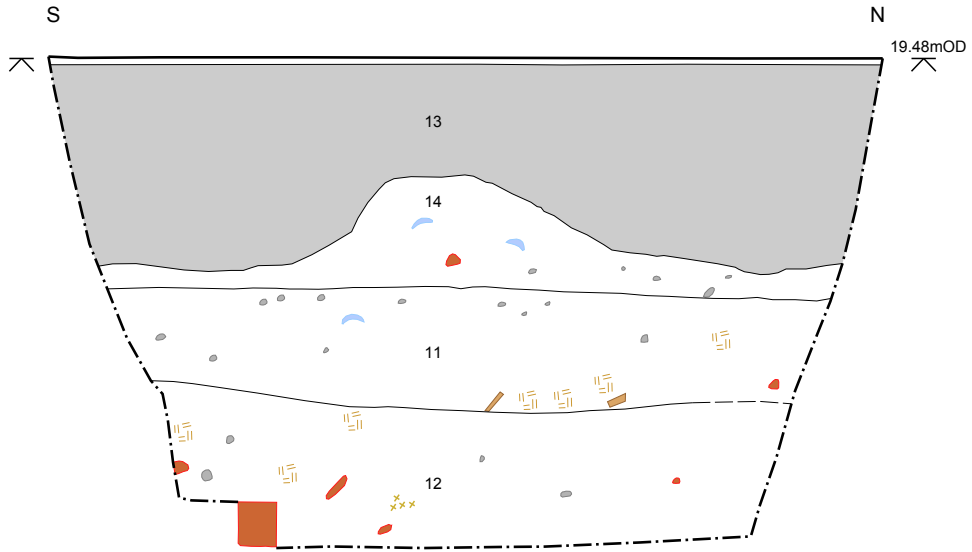
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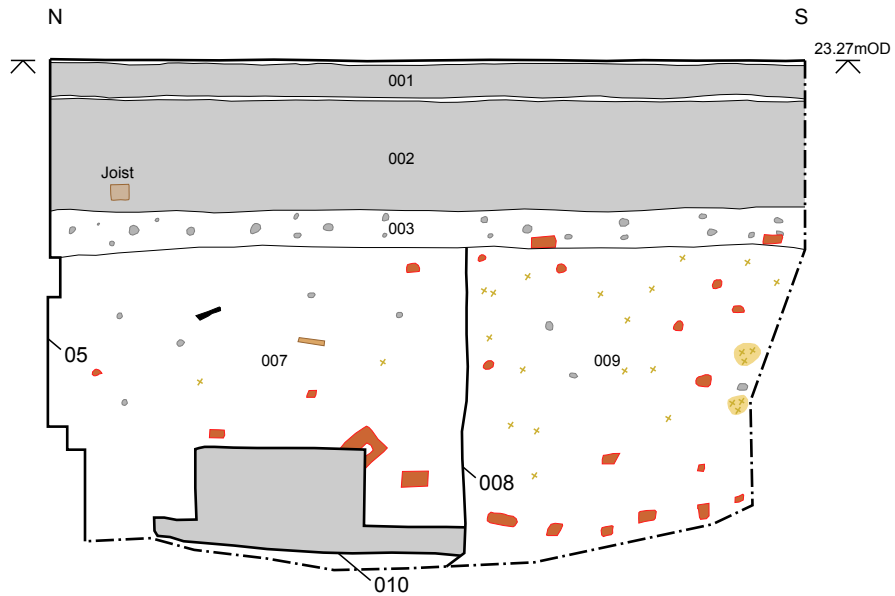
Test pits - ground floor

Figure 3

East facing section of ATP1



West facing section of ATP2



-  Concrete
-  Stone
-  Slate
-  Clay
-  Brick
-  Peg-tile
-  Mortar flecks
-  Mortar fragment
-  Oyster shell



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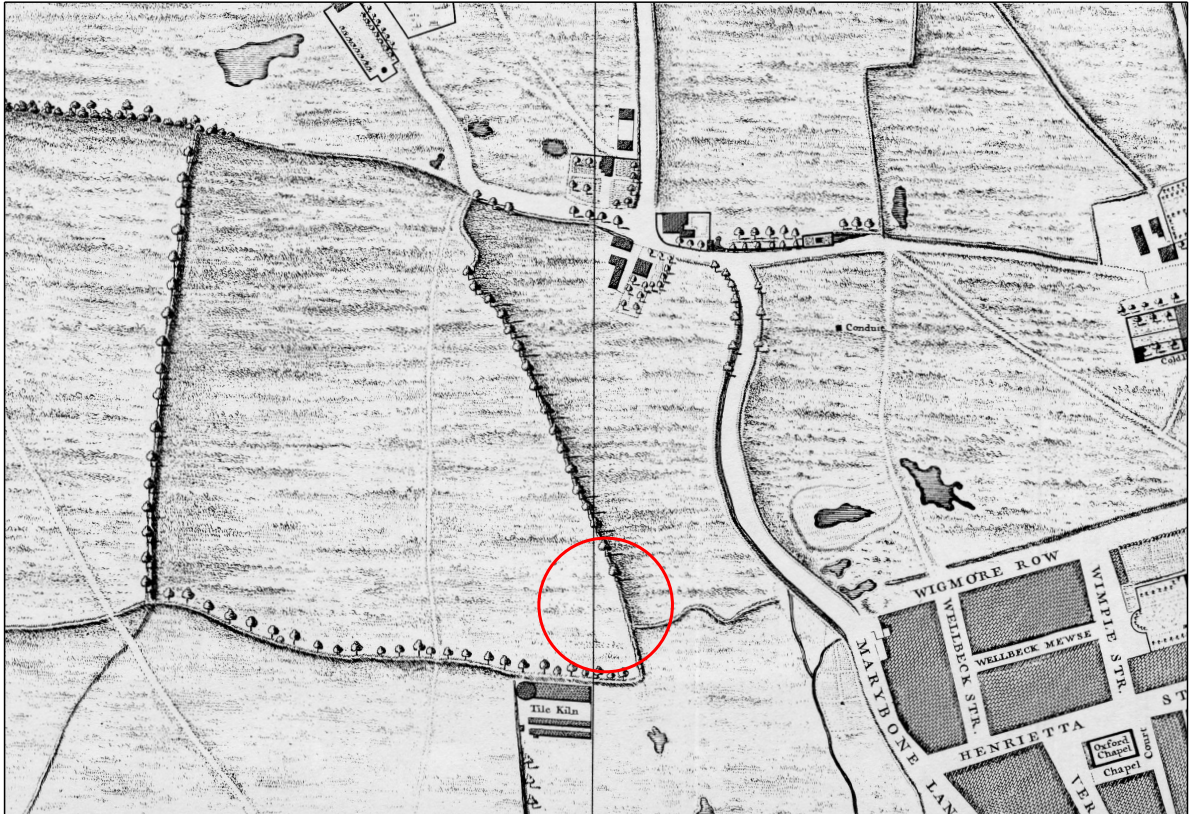
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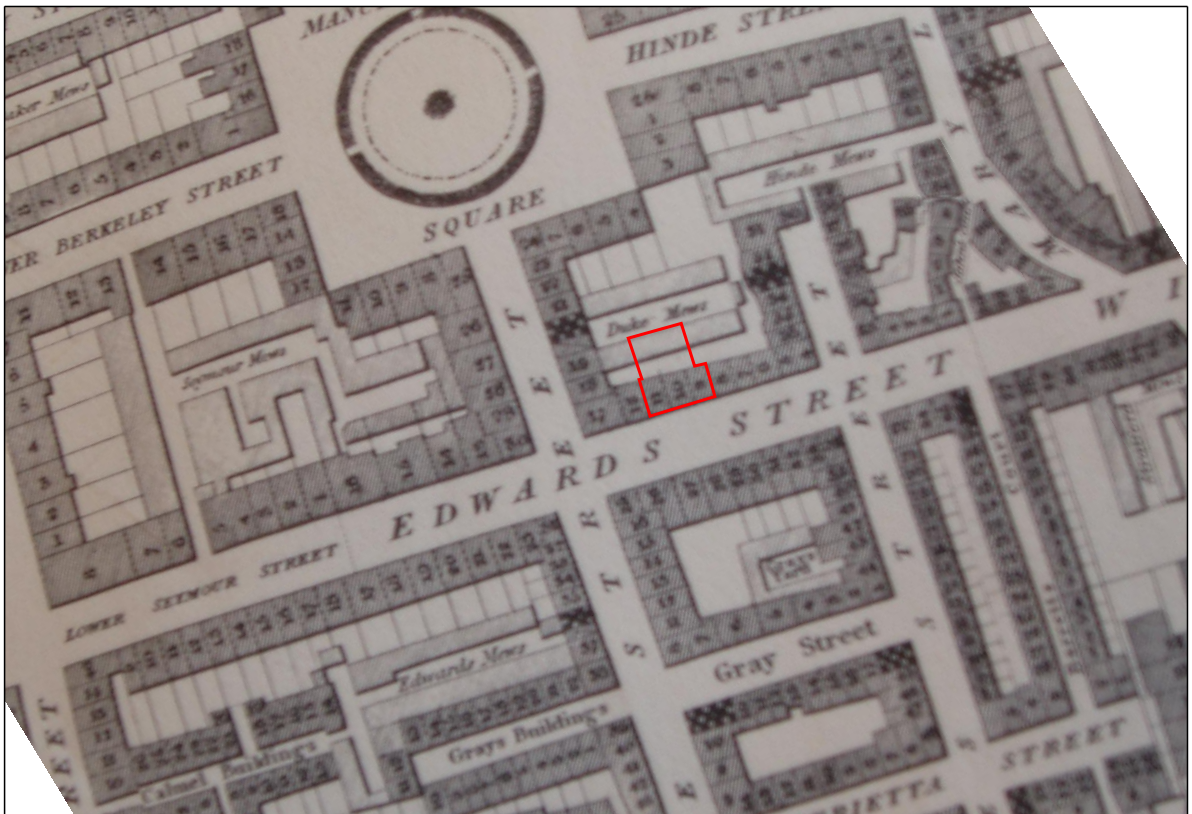
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Representative sections of ATP1 and ATP2

Figure 4



A. Rocque's map of London c.1737-1746 (published 1747) showing approximate Site location



B. Peter Potter's plan of the Parish of Saint Mary Le Bone in the County of Middlesex, 1832-74 showing Site location

○ Approximate Site location
 □ Site boundary
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