

95-96 CHEYNE WALK, SW10 0DQ

**ROYAL BOROUGH OF KENSINGTON AND
CHELSEA**

AN ARCHAEOLOGICAL WATCHING BRIEF



June 2011

COMPASS



ARCHAEOLOGY

95-96 CHEYNE WALK, SW10 0DQ
ROYAL BOROUGH OF KENSINGTON AND CHELSEA

AN ARCHAEOLOGICAL WATCHING BRIEF

SITE CODE: CHY11

SITE CENTRE NGR: TQ 2684 7751

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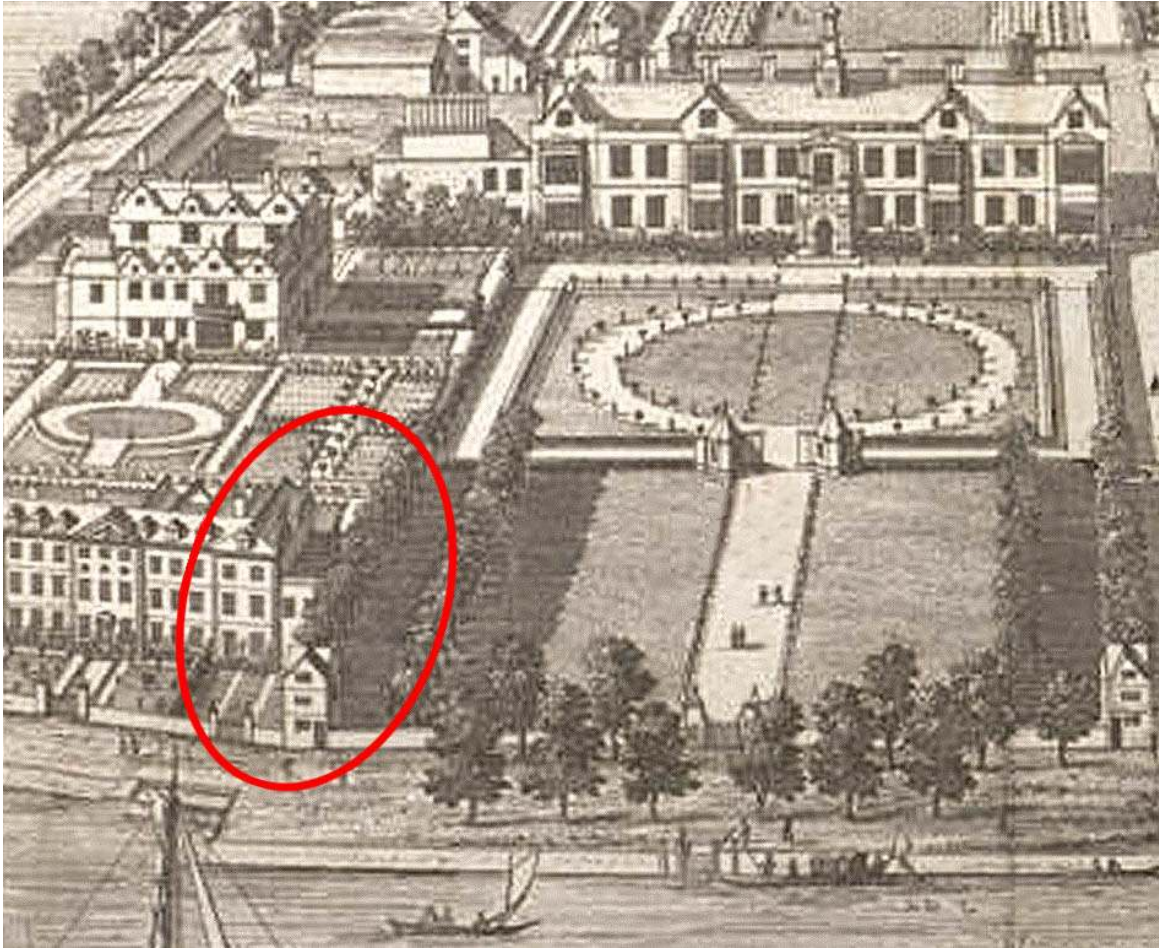
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Frontispiece: An extract from Knyff's view of Beaufort House, c 1720. The present site is approximately located at the eastern end of Lindsey House, by this date subdivided into several separate properties

Abstract

An archaeological watching brief was undertaken in June 2011 during excavation of twenty-one trial pits at 95-96 Cheyne Walk, Royal Borough of Kensington and Chelsea. This was prior to the scheme being worked up. Each of these trial pits were monitored, and a photograph and location plan taken for each, with notes / sections / plans of any features in them, and brick samples / key finds taken when necessary.

Certain features of archaeological significance were observed – including a number of brick walls and a drain, which probably represent earlier post-medieval activity on the site. Some of these may be related to the original Lindsey House, constructed in 1671-1674, including foundations on the potential line of the eastern wall of the House and at least two possible sections of an originally freestanding eastern boundary wall. Other remains probably relate to the tenements into which the House was subdivided in the 1770s – including the western garden wall – whilst others can be identified on Thompson's 1836 Map or the subsequent 1865 OS and are therefore part of the 19th century changes on the site to roughly its present layout.

There is also some indication of earlier activity on the site, possibly related to Thomas More's estate / farmhouse. This included pieces of reused brickwork found in the walls, some of which were 'floor bricks' and may, therefore, indicate the presence of earlier buildings or cellars. A large piece of reused moulded stone was also recovered from a probable 17th century wall, and was probably part of a window mullion. Furthermore, it is possible that some of the walls found in the trial pits were from pre-Lindsey House structures. These tentative hints support the documentary evidence for early post-medieval / Tudor activity on the site.

'Natural' deposits (generally an orange-brown gravelly-sand) were observed in some of these pits, although the varying levels of these, combined with the large quantities of 'made ground' in some pits, may indicate the existence of earlier features such as infilled pits or even basements.

This watching brief uncovered a range of potentially archaeologically significant finds and features. Although it is not possible to definitively identify and date all of these features and thereby ascertain their significance, particularly in relation to Sir Thomas More's house / estate and the later 17th Century Lindsey House, it is clear that remains from these structures and periods do exist across the site.

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1. Introduction

- 1.1** This report describes the results of an archaeological watching brief on a series of trial pits dug before development of 95-96 Cheyne Walk, Royal Borough of Kensington and Chelsea (Fig 1; site approximately centred at National Grid Reference TQ 2684 7751).
- 1.2** The watching brief was undertaken prior to discussions with the planning authority with respect to proposed alterations and extensions to the property.
- 1.3** The site lies within an Archaeological Priority Area as defined by the local UDP, and was considered to have some potential for archaeological remains from prehistoric date onwards, and particularly for late medieval and earlier post-medieval evidence. Sir Thomas More established a house in Chelsea between 1521 and 1524, and it is possible that this stood within the immediate vicinity of 96-101 Cheyne Walk. This may then have become the farmhouse for More's estate, and was definitely remodeled (and possibly rebuilt) in the later 17th Century (1671-1674) as a mansion named Lindsey House. Lindsey House was then sold to Charles Cole, Thomas Bannister, and Thomas Skinner in 1770-1775 – who divided it into five separate tenements and renamed it Lindsey Row. Cartographic evidence, most notably Thompson's 1836 Map, shows that the layout of the site changed in the 19th Century to roughly its present north-south alignment. Remains from any of these buildings / phases of development could be found.
- 1.4** The watching brief was carried out during preliminary groundworks investigation, primarily designed to investigate the existing wall-footings. A total of twenty-one trial pits were hand-dug, and were archaeologically monitored between the 31st May and 14th June 2011. These pits were evenly spread around the site (fig. 2), including the front and rear gardens and the garage / courtyard / driveway to the east, measured an average of *c.* 1m², and were dug to depths of between 0.8m and 3.2m.

2. Acknowledgements

The archaeological watching brief was commissioned by Philip King of MCH Services.

Help in making arrangements for the watching brief was given by Daniel Carter, Bidwells, and on-site work was assisted by David Vooght, Southern Testing.

The archaeological measures on this site were supported by Rob Whytehead, Greater London Archaeology Advisory Service, English Heritage.

3. Background

- 3.1** The site lies on the northern side of Cheyne Walk, just north of the Thames, and west of Beaufort Street and Battersea Bridge, centred at TQ 2684 7751 (fig. 1). The site is roughly rectangular in plan, and covers a total area of *c.* 1400m².

- 3.2 According to the British Geological Survey (*Sheet 270*, 1998) the site overlies a natural River Terrace Deposit (Kempton Park Gravel), overlying London Clay. Natural was observed at 98 Cheyne Walk at 3.66-4.63mOD.
- 3.3 The present ground surface is fairly level, at about 5.65 to 5.90m OD, although the main house, front garden and rear terrace are all set at a slightly (*c* 0.6m) lower level.
- 3.4 The historical and archaeological potential and background of the site has been described in CgMs' desk-based assessment (October 2010) and noted in Compass Archaeology's Written Scheme of Investigation (May 2011). It is therefore not proposed to repeat the details of the Assessment here, although its conclusions are briefly summarized above (1.3).

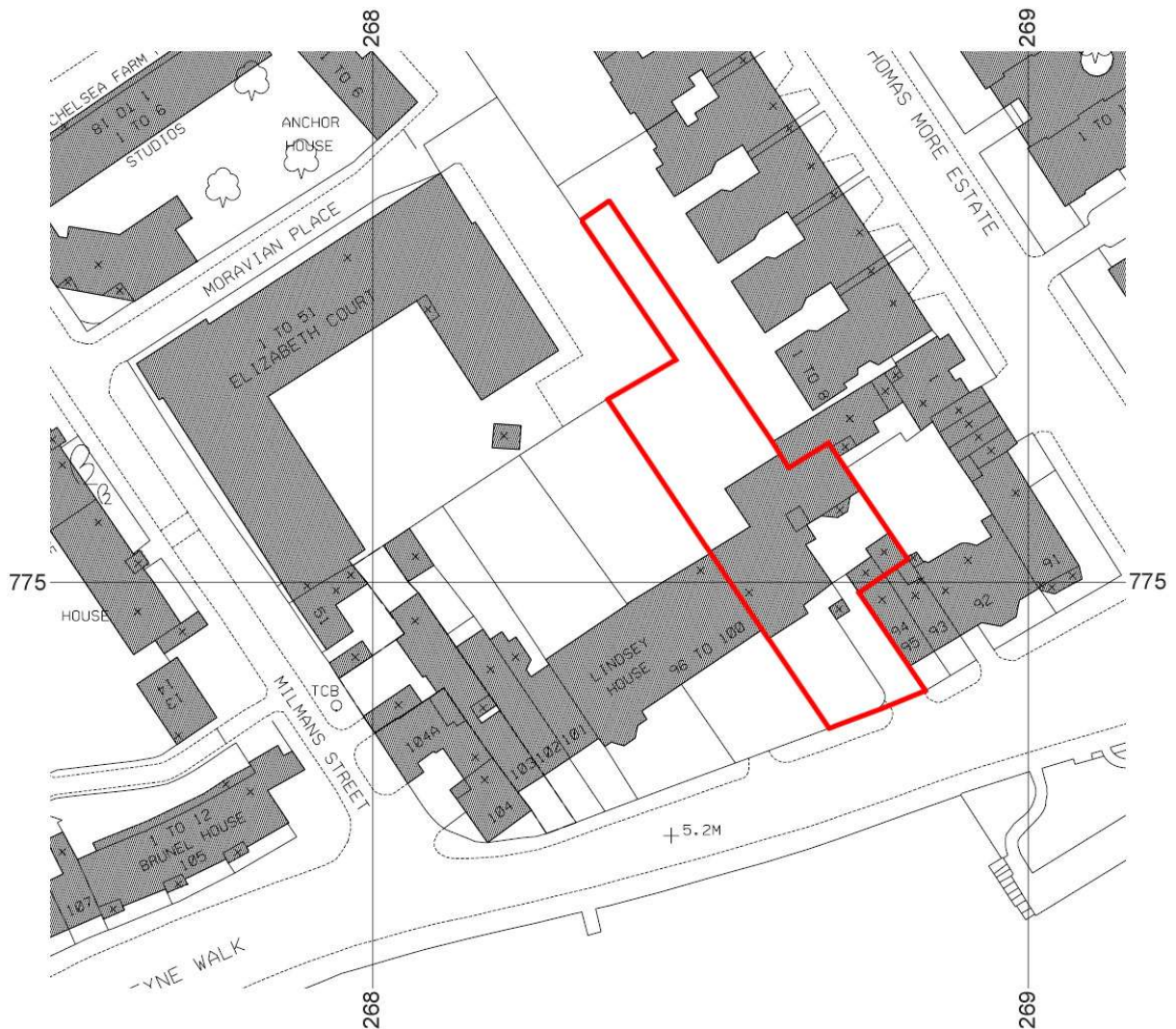


Fig 1: The overall site outline in relation to the OS 1:1250 map

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4. The watching brief

4.1 Areas of investigation

The investigation included twenty-one trial pits located across the redevelopment site – their exact locations are plotted on Figure 2. These were hand-dug and were each about 1m², and from 0.8m to 3.2m deep. The exact dimensions of the pits are described in the table below. The pits are numbered according to the plan developed before the work, TP1, TP2 etc.

Pits 16 and 17 are not included because they were originally meant to be in the basement and unfortunately could not be dug because of an asbestos hazard. Furthermore, pit 21 was a very small (c.0.5m X 0.5m) and shallow (c.0.7m) pit directly adjacent to pit 9, so it was decided that it was not necessary to monitor it.

4.2 Methodology

A *Specification for an Archaeological Watching Brief* was agreed prior to commencement of the fieldwork (Compass Archaeology, May 2011). The programme was also carried out in accordance with guidelines issued by English Heritage and by the Institute of Field Archaeologists.

The exposed deposits were recorded, measured and photographed, although in general individual layers did not produce any significant finds and were not separately contexted. Levels were derived from an existing site survey, and indirectly from an OSBM on the eastern side (north end) of Battersea Bridge, to the east of the site, which has a value of 7.87m OD. The areas of investigation were located by taped measurement onto a 1:500 plan (Figure 2).

The records of the watching brief have been allocated the unique site code CHY11 by the Museum of London Archaeological Archive.

4.3 The Trial Pits

Trial Pit Number	Dimensions	Approximate Location	OD Level of ground-surface
1	1.4m X 0.55m X 0.8m	Front driveway	5.75m OD
2	0.6m X 0.5m X 1.25m	Front driveway	5.8m OD
3	0.55m X 0.4m X 1.8m	Tarmac courtyard	5.67m OD
4	1.45m X 0.75m X 1.48m	Cross-over between garage and back garden	5.69m OD
5	1.4m X 0.93m X 3.2m	Tarmac courtyard	5.67m OD
6	1.4m X 0.7m X 0.8m	Paved patio area in back garden	4.97m OD
7	0.8m X 0.5m X 1.8m	Garage	5.72m OD
8	0.85m X 0.55m X 1.2m	Tarmac courtyard	5.69m OD

Trial Pit Number	Dimensions	Approximate Location	OD Level of ground-surface
9	1.5m X 0.5m X 1.3m	Front garden	4.87m OD
10A	1.2m X 0.8m X 0.8m	Paved patio area in back garden	4.96m OD
10B	0.7m X 0.5m X 0.9m	Paved patio area in back garden	4.98m OD
10C	0.68m X 0.5m X 0.8m	Paved patio area in back garden	4.97m OD
11	0.6m X 0.5m X 1.4m	Back garden	5.98m OD
12	0.6m X 0.55m X 1.05m	Back garden	5.86m OD
13	1.08m X 0.71m X 1.07m	Front garden	4.89m OD
14	1m X 0.8m X 2m	Back garden	5.91m OD
15	1.02m X 0.68m X 1.6m	Front garden	5.14m OD
18	1.02m X 0.83m X 1.8m	Tarmac courtyard	5.65m OD
19	1m X 0.8m X 1.45m	Back garden	5.55m OD
20	0.9m X 0.6m X 1.2m	Tarmac courtyard	5.64m OD
22	1.1m X 0.6m X 1.5m	Tarmac courtyard	5.7m OD

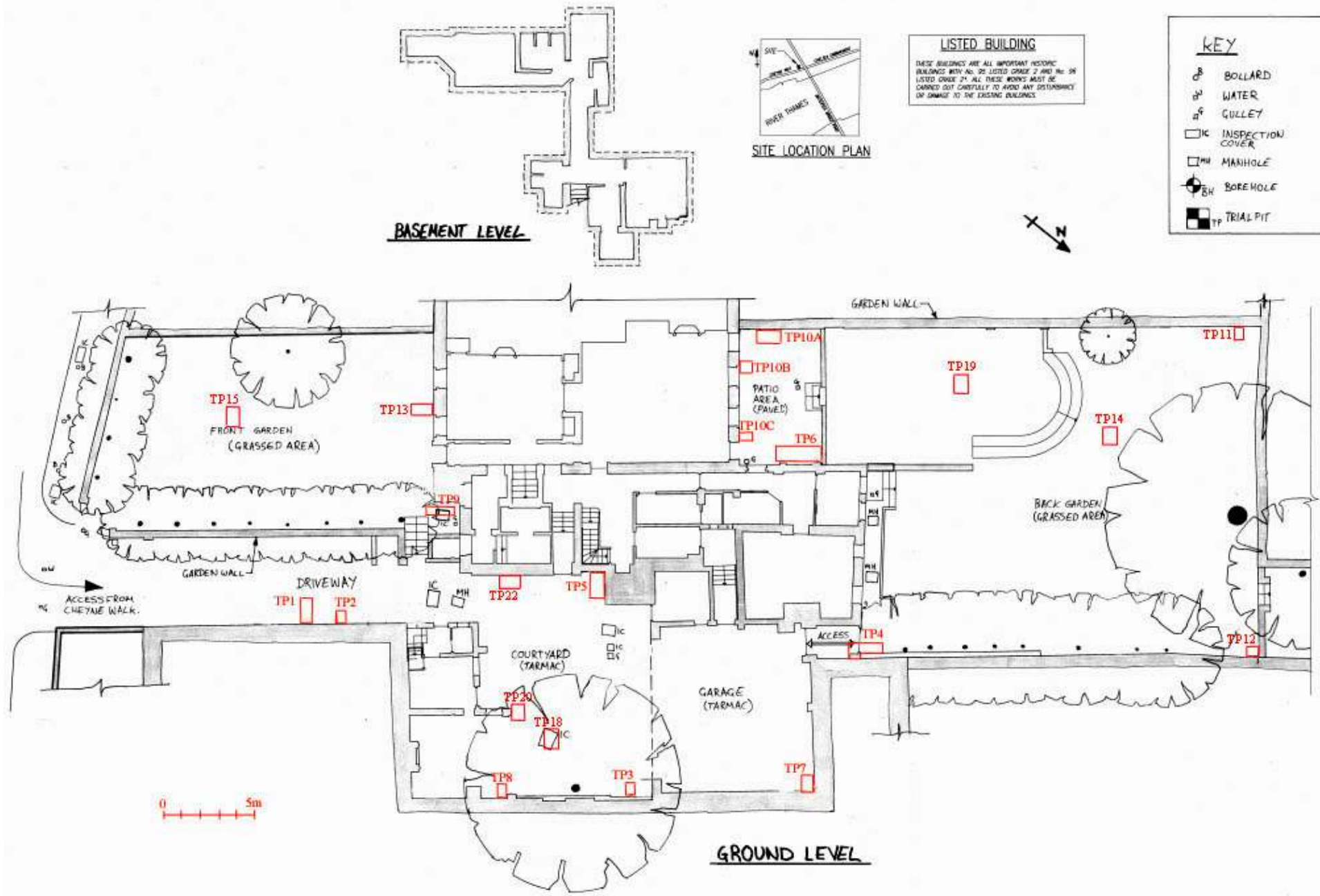


Fig. 2: Plan showing the exact location of the trial pits monitored (based on a site plan by Alan Baxter, drg. no 1619/01/SI01).

4.4 Trial Pit 1:

Brick and stone wall foundations to the standing building were revealed in the eastern section of trial pit 1. It is evident that these formed two different phases, as they were constructed of different materials and at slightly different offsets from the standing wall-line. However, the building itself is basemented, so clearly the foundations go down well beyond the present level of investigation – whilst the adjacent material is evidently construction backfill.

The brick foundations in the northern part of the trench stretched down to *c.*0.45m beneath the modern ground-surface, overlying a rubble-brick-mortar-stone base down to a recorded depth of *c.*0.7m. These were flush to the standing wall-line, and were probably just the foundations for this existing wall.

The brick foundations in the southern part of the trench stretched down to *c.*0.6m beneath ground-surface, overlying nicely-faced stone down to 0.8m beneath ground-surface (limit of excavation) and continuing. The southern part of the wall foundations were one course further out (west) from the existing building wall and the northern foundations.

It seems likely that the southern wall foundations are part of an earlier wall, representing the original northern end of the building. Furthermore, the probable end of this earlier building can still be seen in the fabric of the western side of No.95 Cheyne Walk (fig. 4) directly above the wall base observed in trial pit 1, which supports the argument outlined above.

A continuous building along this north-south line is shown on OS maps back to and including the 1st Edition 25-inch (surveyed 1865). However, Thompson's 1836 map shows a structure which steps back to the east at this point (fig. 5). The northern part of the foundation seen in TP1 can therefore be dated to between this date and 1865. The southern and earlier building is on Thompson, and there is some indication of it on Richardson's survey of 1769, but it is certainly not on Rocque's plan of 1746 – so the foundation is presumably of mid 18th to earlier 19th century date.



Fig. 3: Photo of the eastern section of trial pit 1, clearly showing the two different wall foundations.



Fig. 4: Photo of the side of No.95 Cheyne Walk, directly above trial pit 1. In the centre of the photo, directly to the left of the window in the white part of the building, is a line in the brickwork which may represent the original back end of No.95 Cheyne Walk, discussed in relation to the wall base in trial pit 1.

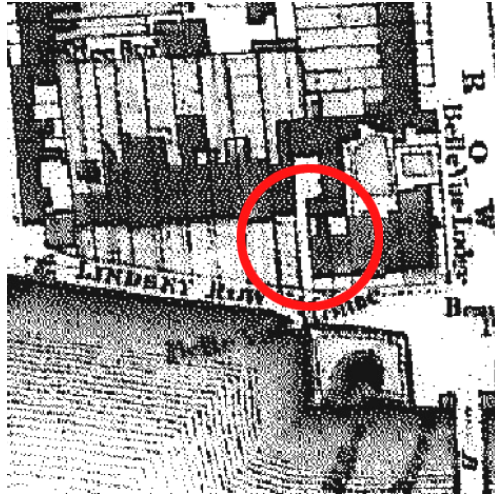


Fig. 5: Extract from Thompson's 1836 map, showing the step back in the north-south building line along the eastern side of the property. The small open area was infilled soon after this date, and certainly by the 1860s.

There was a substantial well in the western part of this pit, which appeared as an open void below the present access drive and relatively recent 'made ground' deposits. The eastern end of this well was 1.3m out from the western wall of No.95 Cheyne Walk. The diameter of the well was *c.*1.2m, with the extant top of the brickwork 1.4m beneath the modern ground-surface, and the well being measured at *c.*4m in depth (although possibly originally more and now partly backfilled). It was brick-lined, and appears to have had some form of channel running out of it to the east (i.e. towards the western wall of No.95 Cheyne Walk). Unfortunately, it was not safe to investigate the well any further, to ascertain the date of construction, *etc.* It is likely that the uppermost level (which may well have formed a brick dome) had been removed, and presumably the open shaft had been capped off with timber or similar material which had subsequently rotted away.



Fig. 6: Photo of the interior of the well in trial pit 1, clearly showing its brick-lined structure.

The centre of the trial pit consisted of services running north-south across the trench (c.0.4m from the wall for a width of 0.4m). These were overlain by concrete. There was also a large lump of stone in the south-eastern corner of the trench, stretching down to c.0.4m beneath the modern ground-surface (see fig. 5). This did not form part of any *in situ* structure and had modern pottery underneath it, so is of no archaeological interest.

4.5 Trial Pit 2:

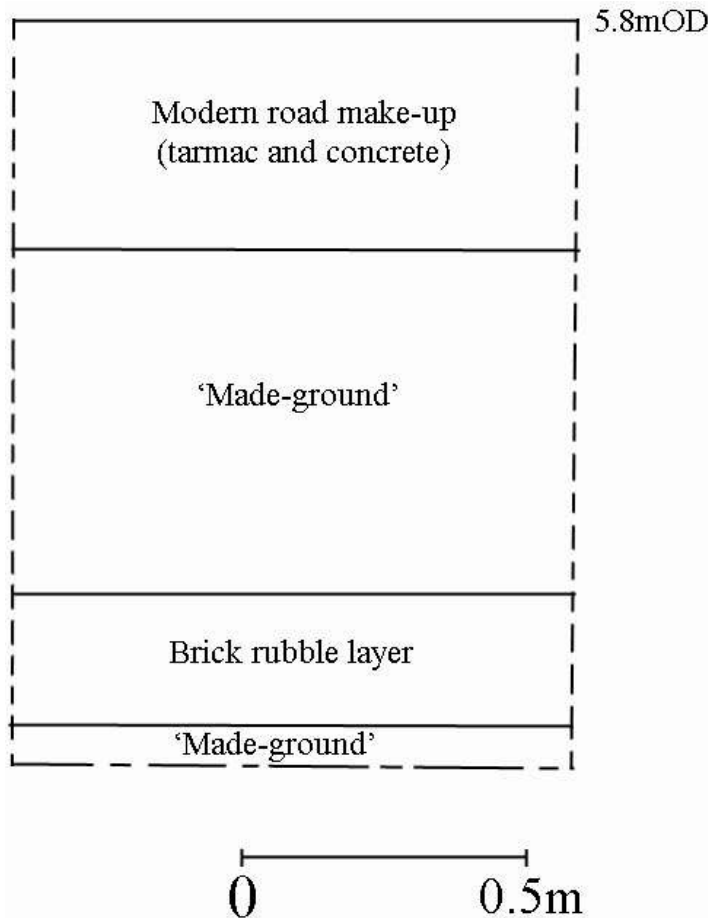


Fig. 7: Sketch section of trial pit 2. The upper 'made ground' was a loose mixed deposit, with bits of brick, mortar, and pebbles. The lower 'made ground' deposit was a mid-light brown clayey-silt with lots of CBM, brick, pebbles, and mortar.

The section above shows the stratigraphy uncovered in trial pit 2, just to the north of TP1. What is of most archaeological interest is the fact that a substantial 'made-ground' deposit (a mid-light brown clayey-silt with lots of ceramic building material (CBM), brick, pebbles, and mortar) was observed down to a depth of at least 1.3m beneath the modern ground-surface, and that the 'natural' was not seen. It is possible that this indicates some form of earlier infilled feature in this area, such as a pit or even basement (see summary and conclusions for discussion of these), although nothing of any other archaeological significance was observed.

The brick wall-foundations of the western wall of No.95 Cheyne Walk stretched down for 0.5m (beneath the modern ground-surface), followed by a

step out into the trench (west) for *c.*0.17m, over a rubble base for a further *c.*0.35m. This is all part of the fairly modern wall foundations to the rear of No.95, dated to cartographic evidence to between 1836 and 1865 (see above, TP1), and is of no archaeological interest.



Fig. 8: Photo of the eastern section of trial pit 2, clearly showing the mid 19th century wall foundations of No.95 Cheyne Walk

4.6 Trial Pit 3:

The foundations of the present eastern boundary wall of No.95 Cheyne Walk are concrete, and were observed down to a depth of *c.*0.35m beneath the modern ground surface in the eastern section of trial pit 3. This overlay brick foundations, down to a depth of *c.*0.65m beneath the modern surface: below this were stone foundations, down to *c.*1.2m, with 1 course of brick at the base. This lower section is assumed to have formed the foundation of an earlier wall or building.

The brick samples taken from the lower wall foundations were dated 1450-1700 (fabric-type 3033, see brick report). One sample had an abraded base, suggesting that it was reused, and originally laid with the base upwards as a floor brick. This evidence of reuse suggests that the wall base is later in date than the bricks themselves.

It is difficult to ascertain precisely what earlier wall this foundation might have formed a part of. Certainly, Thompson's 1836 Map depicts a line of buildings along the eastern boundary of the site (and in the eastern section of trial pit 3) which this wall may have been part of. This roughly fits with the brick-dates, as the bricks were dated 1450-1700 but were possibly reused at a later date in this wall. Earlier plans – for example Richardson in 1769 – indicate a freestanding north-south boundary wall in this area (& see also TP8).



Fig. 9: Photo of wall foundations in the eastern section of trial pit 3.

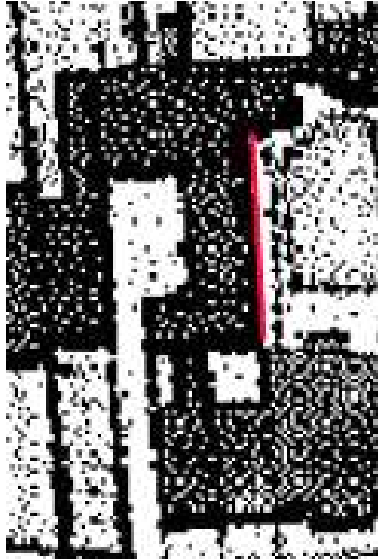


Fig. 10: Extract from Thompson's 1836 Map, with a row of buildings depicted along the eastern side of the site. It is likely that the earlier wall foundations in trial pit 3 were related to these (the red line depicts the possible wall line, of which part was found in pit 3).

The northern section consisted of concrete down to *c.* 1.8m beneath the modern ground-surface.

The southern section revealed some type of mixed dirty deposit, possibly construction backfill associated with the wall in the eastern section.

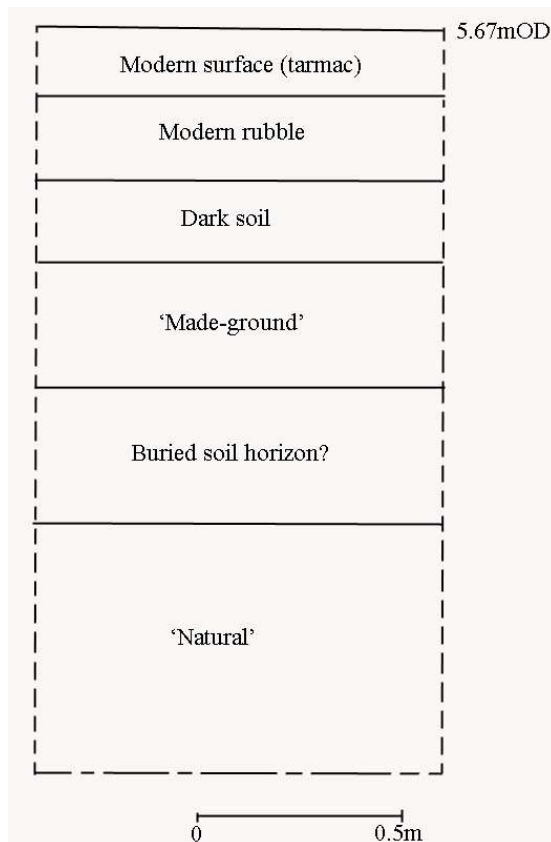


Fig. 11: Sketch section of the western section of trial pit 3. This consisted of a series of 'made ground' deposits, sealing a possible buried soil horizon, and over the 'natural' yellow-brown gravelly-sand. The 'made ground' deposit was a yellow-brown gravelly-silty-sand. The 'buried soil horizon' was a mid-brown silty-sand, which got darker at depth.

The section above shows the various ‘made ground’ / soil profile layers observed in the western section. One piece of London-type ware was uncovered in the ‘buried soil horizon’ (see pot report). This is from a glazed jug, and probably of late 12th – 13th century date. This was probably a residual piece of pottery, but clearly reflects the fact that there was medieval activity in this area. Furthermore, this ‘buried soil horizon’ was also observed in trial pit 18 (also in the yard area), so it is part of a general deposit over this area.

The ‘natural’ soil was observed *c.*1.2m beneath the modern ground-surface, and it was most obviously observed in the western section of the pit. This was a yellow-brown gravelly-sand.



Fig. 12: Photo of southern and western sections of trial pit 3, with the ‘natural’ gravelly-sand visible at the base of the pit.

4.7 Trial Pit 4:

A plastered wall was observed in the eastern section of trial pit 4, set behind the line of the present garage wall by a distance of *c.*0.18m, and probably reflecting the existence of an earlier wall. The top of this was *c.*0.41m beneath the present ground-surface, and the base was *c.*0.77m beneath ground-surface (0.36m in height). A wall-stub was also observed projecting out of this westward into the trench by 40mm, and located *c.*60mm south of the yellow stock-brick wall that crossed the centre of the trench.

This plastered wall is probably associated with a red floor that was observed *c.*0.77m beneath the modern ground-surface. This was made up of a very red crumbly material (8mm thick), similar to a decayed linoleum surface. It was laid on a concrete base 90-100mm thick.

It is tricky to locate these earlier features on the historic maps. Thompson's 1836 Map does depict a building in the approximate location of trial pit 4 (the cross-over between the garage and back garden). It is therefore possible that this plastered wall and floor may have been within these buildings, although the concrete floor base and covering appear to be of slightly later date.



Fig. 13: Extract from Thompson's 1836 Map, with the red-lined area depicting the approximate area of trial pit 4. It is possible that the plastered wall and floor found in trial pit 4 could have been part of these buildings.

Of an even later date than this wall and floor was the yellow stock brick wall observed running east-west across the centre of the trench, 0.42m from the southern end, which clearly forms part of the modern dividing wall between the garage and back garden. It was *c.*0.22m thick, 0.54m in height (& up to *c.*0.2m beneath ground-surface), and was recorded for a length of 1.09m, continuing into the western section.

Beneath these features was a large quantity of 'made ground'. This was a mid-brown silty-sand, with inclusions of pebbles, ceramic building material, brick, concrete, etc, down to a depth of 1.48m (limit of excavation). No 'natural' was observed – which could indicate the presence of an earlier underlying feature (see summary and conclusions for discussion of this).



Fig. 14: Photo of trial pit 4, from above.



Fig. 15: Photo of trial pit 4, clearly showing the 'red floor' to the left of the scale

4.8 Trial Pit 5:

Yellow stock brick wall foundations were observed in the northern section down to a depth of 3.2m beneath the present ground-surface (and continuing down beyond the limit of excavation). These formed the wall foundations of the southern wall of a projecting section of No.96 Cheyne Walk (see plan). The huge depth of these foundations is accounted for by the fact that this area of No.96 Cheyne Walk is basemented. The structure itself appears to be of mid 20th century date, and is only shown on OS plans after 1956.

Red brick wall foundations were observed in the western section, for the eastern wall of No.96 Cheyne Walk. The brickwork stretched down to 0.82m beneath the modern ground-surface, overlying a rubble base down to 2.53m beneath the ground-surface. This was clearly earlier than the base to the north, though the date is uncertain. The wall line appears on successive historic plans, although this section is evidently quite late and probably part of a rebuild associated with the basement of the present house (compare lower wall description and depth here with that under TP22, just to the south).



Fig. 16: Photo of trial pit 5, from the south-east, showing the contrasting red brick & rubble and yellow stock wall bases.

The 'natural' was not observed in this pit – despite the fact that it was 3.2m in depth. Chunks of brickwork were still being observed at the base of the trench, within a general mid-light brown silty-sand 'made ground'. It is likely that this huge quantity of 'made ground' was related to the existence of the basement, as part of the fill of the construction cut for the adjacent wall, rather than having any archaeological significance as the indication of an earlier feature like an infilled basement (see summary and conclusions for discussion).



Fig. 17: Photo of trial pit 5, clearly showing the yellow stock brick wall foundations in the northern section.

4.9 Trial Pit 6:

An earlier patio surface was observed over the whole of trial pit 6. This consisted of tiles over a concrete base (c.0.12m beneath the current ground-surface, and for a total depth of c.0.12m).

A drain chamber was observed in the northern part of trial pit 6. Rendered brickwork was observed on both the interior northern and southern sides of the chamber. The whole of the southern wall was observed – it was made of yellow stock brick; was 0.25m thick; c 0.6m in length, and at least 0.5m in height (continuing beneath the limit of excavation). The concrete foundations of the extension to the rear of the house (in the eastern section) cut the yellow stock brickwork of the chamber, therefore establishing that they were later in date. The extension first appears on OS plans in the period 1906-21, whilst the drain chamber – to judge by the character of the brick and render – is probably of later 19th century date.



Fig. 18: Photo of trial pit 6 from above, clearly showing the drain chamber in the northern part of the pit, and the ‘natural’ deposits and cut feature in the southern part

‘Natural’ deposits (an orange sandy-gravel) were observed at a high level in the southern part of the pit, beyond the drain chamber and approximately 0.46m beneath the modern ground-surface. This ‘natural’ had been cut away by the construction of the drain (90mm out from the southern wall line) and infilled by a mid-brown silty-sand. Interestingly, the ‘natural’ had also been cut by another feature in the south-western corner of the pit (approximately 0.55m out from the building-line). This was cut through the natural from a

height of *c.*0.5m beneath the modern ground-surface, and the fill was a mid-brown loose silty-sand, with pebbles. This must represent an earlier feature of some description, though no datable finds were recovered.



Fig. 19: Photo of southern part of trial pit 6, clearly showing the 'natural' deposits and backfilled cut feature directly below the scale

4.10 Trial Pit 7:

Regular coursed brick wall foundations in the northern section of trial pit 7 stretched down to *c.*0.8m beneath the modern ground-surface, and were positioned approximately 7cm out from the overlying wall-line. Regular coursed brick wall foundations in the eastern section were observed down to 0.4m beneath the ground-surface, and were directly beneath the standing wall-line. Beneath these regular coursed brick wall foundations was a rubble-mortar layer, stretching down to *c.*1.2m beneath the modern ground-surface. This layer consisted of a mix of brick rubble, pebbles, and mortar. These foundations are all related to the existing garage walls, and do not appear to reflect the existence of any earlier walls or to be of any archaeological significance.

A very reworked / mixed deposit was observed in the upper part of the other two sections (southern and western) – with concrete and brick rubble inclusions, and again no real archaeological interest.

The ‘natural’ deposit (a clean compact mid-brown-orange sandy deposit) was observed at 1.2m beneath the modern ground-surface in all sections.



Fig. 20: Photo of trial pit 7, clearly showing the ‘natural’ deposit towards the base of the trench plus the overlying brick wall base in the northern section.

4.11 Trial Pit 8:

A wall foundation was observed in the eastern section of trial pit 8, below and slightly in front of the present standing wall and clearly part of an earlier construction. This consisted of continuous brick courses *c.*0.4m beneath the modern ground-surface, over a course of tile (at a depth of *c.*0.75m), over stone blocks and further brickwork, from *c.*0.8m to *c.*1.3m beneath the ground-surface. This stood out (west) from the overlying wall-line by about 130mm.

The brick samples from this wall were dated 1450-1700 (fabric type 3033, see brick report). They are probably from the later end of the date range, 1600-1700.



Fig. 21: Photo of wall in eastern section of trial pit 8.

The base/ southern side of a probable doorway was observed directly above the wall foundation, and apparently forming part of the same construction. The top of this was observed *c.*0.12m beneath the modern ground-surface, down to *c.*0.4m beneath ground-surface (the top of the wall foundation described above). This consisted of three courses of red brick, angled in to the north and behind the current wall face at an approximately 60°. There was a definitive cut / edge along this angle. The external face of the doorway rebate was on a line with the present wall-face, and the doorway opening was located approximately 1.2m north of the rear of present building (No. 95).



Fig. 22: Photo of 'doorway', at top centre of the eastern section of trial pit 8.

It is difficult to identify this wall and doorway on historic maps, although the wall itself appears to be a continuation of that seen in TP3 just to the north. The early date of the bricks suggests that it might form part of a building which is not depicted on any maps, as James Hamilton's 1664-1717 Map (the first available) does not show any building in this location. The slightly later maps which depict Lindsey House after its construction in 1671-74 (*e.g.* Rocque's 1745 Map) show the building as further west of pit 8 – the northern wall of Lindsey House perhaps being represented by the foundation in TP22. It is possible that the wall base in TPs 3 and 8 originated as part of the freestanding eastern boundary wall to Lindsey House, as indicated on Richardson's 1769 plan – and with a doorway to the adjacent land.

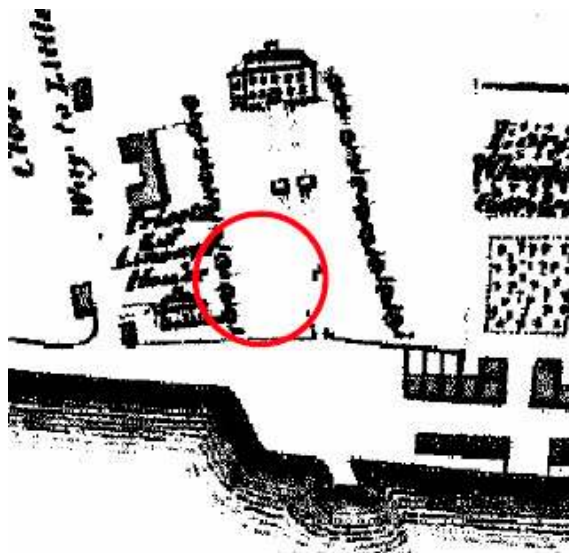


Fig. 23: Extract from James Hamilton's Map, 1664-1717, with the approximate site area circled. No buildings are depicted in this area. It is therefore possible that the wall and doorway were part of an unknown building.

A second brick wall was observed in the southern section, at right angles to the above and *c.*0.7m from the adjacent standing building. This top of this was recorded 0.4m beneath the modern ground-surface, and for a height of 0.4m. It was butted up against the deeper wall in the eastern section, and appeared to be an addition to this.

The brick samples from this wall were also dated 1450-1700 (fabric type 3033, see brick report). The surface of one of the bricks was abraded and mortared.

The location and alignment of this wall, and brick samples taken, fits with the wall uncovered in trial pit 20, so they must have been part of the same wall. It is similarly difficult to identify this wall on historic maps. It does appear to abut the wall and doorway discussed above. It may therefore be part of an earlier pre-Lindsey House building, or part of an ancillary building to Lindsey House not depicted in cartographic evidence.



Fig. 24: Photo of brick wall in the southern section of trial pit 8.

The 'natural' deposit was observed at *c.*0.9m beneath the modern ground-surface.

4.12 Trial Pit 9:

A drain chamber was observed in the northern part of trial pit 9. Rendered brickwork was seen in the northern and western parts of this, lining the internal faces. The rendered brickwork of the chamber goes down to a depth of 1.24m beneath the present ground-surface, over a concrete base which slopes down deeper away from the section (to a depth of at least 1.32m beneath ground-surface). The total east-west width of the hole was observed at its northern end (0.61m); however the total north-south length was not recorded – 0.68m was observed, at which point it appeared to be broken away, although it would probably not have continued much further.



Fig. 25: Photo of the drain chamber in the northern part of trial pit 9.

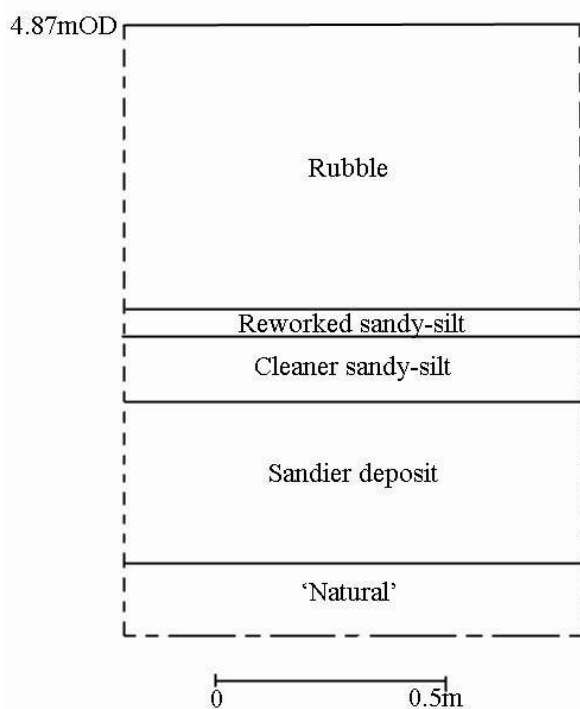


Fig. 26: Sketch section of southern section of trial pit 9. The 'rubble' layer was very mixed and included pieces of brick rubble and mortar patches – all very modern. The reworked sandy-silt deposit was mixed, dark orange-brown, and with some fine pebbles and bits of mortar. The cleaner sandy-silt deposit was more sandy and compact than the above layer, lighter orange-brown in colour, and with occasional fine pebbles. The sandier deposit beneath this (?upper level of natural) was a slightly silty-sand, orange-brown, with occasional pebbles.

As can be seen in the above section, the southern part of trial pit 9 consisted of a truncated soil profile, grading into the natural River Terrace and overlying the 'natural' yellow-brown sandy deposit at c.1.15m beneath the modern ground-surface. There is therefore nothing of obvious archaeological significance in this pit.



Fig. 27: Photo of the soil profile in the southern part of trial pit 9, clearly showing the 'natural' deposit at the base of the pit.

4.13 Trial Pit 10A:

The foundations below the current garden wall were observed for 0.52m beneath the modern ground-surface. Below this level the brickwork continued for a further 0.14m, but also stepping out into the trench to form a continuous floor or plinth.

The surface of this 'floor' was quite level, still *c.*0.52m beneath the modern ground-surface, and was seen at the same depth in all sections in the southern part of the pit. It consisted of red-orange bricks set within a grey mortar, and was *c.*0.14m thick (*i.e.*, more or less level with the wall base to the west).

The bricks from this floor/plinth were dated 1450-1700 (fabric-type 3033, see brick report). Both samples had a worn top or base so may well be reused – particularly in the latter case, where the worn base was presumably once laid uppermost as flooring).



Fig. 28: Photo of brick plinth / floor in trial pit 10A, a deeper hole cut through the centre to expose the underlying natural deposit.

It is possible that this floor can be identified on Thompson's 1836 Map, in the area of the small northern extension on the western side of No.96 Cheyne Walk (fig. 29). This area is still depicted (and appears slightly larger) on the First and Second Edition OS Maps (1865 & 1894-96) but has disappeared by the early 20th century.



Fig. 29: Extract from Thompson's 1836 Map, with the approximate area of the brick floor circled.

A later brick wall base was observed running east-west along the centre of the pit. This consisted of red-purple bricks within a grey mortar, was *c.*0.35m thick, and ran east-west for at least 0.5m. Three courses were present, standing to a height of *c.*0.24m.

The brick samples from this east-west running wall were dated 1450-1700 (fabric-type 3033, see brick report). They were heavily mortared, with an indented margin – and may also be reused in this context.



Fig. 30: Photo of east-west running wall in trial pit 10A, taken from the south

This wall was later than, and did not appear to be associated with, the brick floor described above. A gap of some 40mm separate the two features, rather than the wall being built directly onto the earlier brickwork. It is possible that

this wall was part of the rear extension of No.96 Cheyne Walk as seen on early OS maps (*c* 1865-94). It is also possible that it is later still, and that it is related to the north-south wall recorded on the west side of TP10B – both walls perhaps forming parts of the base for a porch in front of the adjacent and still extant doorway.

A brick drain was also observed in the northern part of this pit, and appeared to be contiguous with the floor or plinth described above. This consisted of red bricks set within a cream mortar. The top of this drain was observed at *c*.0.5m beneath the modern ground-surface, with a red-brick top *c*.50mm thick. The floor of the drain was observed *c*.0.65m beneath ground-surface (total height of the drain = 0.15m), with a roof tile base. Parts of the sides of this drain were observed, and were *c*.0.23m thick (one stretcher-length). The drain ran north-west to south-east across the trench, and is the continuation of the feature observed in pit.

Discussion concerning the dating of the drain and its location on the historic maps is included under Trial Pit 10B below.



Fig. 31: Photo of brick drain in trial pit 10A.



Fig. 32: Photo of interior of the brick drain in trial pit 10A, looking northwest. The drain appears to be blocked approximately 1m along this section.

The brick drain and brick floor are probably part of the same construction / feature, as the floor was observed right up to the drain and at approximately the same level. There is however no obvious relationship between these features and the east-west running wall, and the latter appears to be part of a separate and later construction. Conversely, the drain would appear to run at least partly under the extension seen on Thompson's 1836 Map.

'Natural' deposits (a clean compact light brown-orange sandy-gravel) were observed *c.*0.8m beneath the modern ground-surface.

4.14 Trial Pit 10B:

The brick wall foundations of the northern wall of the existing No.96 Cheyne Walk were observed in the southern section of trial pit 10B. These were observed as neatly coursed brickwork down to 0.46m beneath the modern ground-surface, consisting of red-orange bricks within a grey mortar, for 4 courses, and *c.*0.15m in front of the wall-line. This ran across the whole east-west width of the pit, and continued beyond in both directions. Beneath this the coursing was less clear, and the brickwork appears to come out northward into the pit, forming a plinth that joins up with the drain described below. It is possible that this was part of an earlier wall foundation, on the line of the northern wall of No.96 Cheyne Walk as depicted on Thompson's 1836 Map (fig. 33). The appearance and relationship of these features – wall base, plinth and drain – is also very similar to that recorded in TP10A, and it seems likely that they form parts of a single construction, of possible 17th century date.



Fig. 33: Extract from Thompson's 1836 Map, with the approximate line of the earlier wall foundations uncovered in trial pit 10B highlighted in red.

An overlying brick wall base was observed in the western section, running north out from the existing building. This abutted the building foundation, and consisted of purple bricks set within a grey mortar. It may have supported some type of porch out from the existing building, as the rendering on the wall face above appears to originally stopped at this point. This also suggests that it was part of a relatively modern feature, around the still-extant doorway in the northern wall of the standing building.

Two courses of the projecting wall base were observed, with a step out (east) into the trench for 5cm for the lower course. The top of the wall was 0.2m beneath the modern ground-surface, and was 0.2m in height. It was observed for a north-south length of 0.5m, and continues north beyond the limit of excavation. This may well be part of the same structure as the east-west base observed crossing the centre of TP10A, together forming two sides of a small enclosure.



Fig. 34: Photo of brick walls in the southern and western sections of trial pit 10B.

A brick drain was observed in the northern part of this pit. The top of the drain was recorded 0.6m beneath the modern ground-surface, and was part-tiled, part brick-built. The base of the drain was 0.75m beneath the modern ground-surface, and was also tiled (tiles = 3cm thick; height of drain = 0.15m). The gully of the drain was 16cm wide. The sides of the drain were made of red-brick and were 2 courses in height. The alignment of the drain turned slightly in the northern section, at approximately 15° , so that it headed more to the north as it continued west. An observed length (south-east to north-west) of 0.8m was recorded; however it clearly continued in both sections, and to the northwest is clearly continued as the drain observed in trial pit 10A. The southern side of the drain appears to be part of the brick wall foundations described in paragraph 1, with no break in construction.

The brick samples from the wall of the drain were dated 1450-1700 (fabric-type 3033, see brick report). One of the samples had a worn top, which suggests it was once a floor brick that was then reused in this drain – so the actual date of construction may be a bit later. The peg tile from the roof of the drain was of fabric-type 2276 and was dated 1480-1800.

The relationship between the drain and wall / floor in trial pits 10A and 10B does however suggest this may predate the small northern extension of No.96 Cheyne Walk seen on Thompson's map of 1836 (figs 29 & 33), and so probably pre-19th Century.



Fig. 35: Photo of drain gully in trial pit 10B.



Fig. 36: Photo of interior of drain in trial pit 10B.



Fig. 37: Photo of trial pit 10B, from the south-east, clearly showing the drain gully in the north-west corner of the pit, and the brick wall in the western section.

The 'natural' deposit (an orange-brown sandy-gravel) was observed beneath all of the above-mentioned brickwork, at *c.*0.80-0.85m beneath the modern ground-surface.

4.15 Trial Pit 10C:

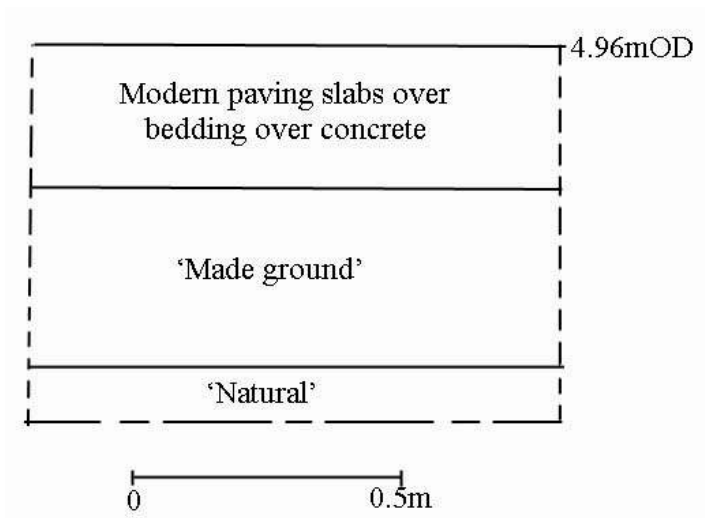


Fig. 38: Sketch section of trial pit 10C. The 'made ground' deposit is a mid-brown silty-sand with CBM and pebbles.

As shown in the above section, trial pit 10C revealed a simple sequence of modern paving slabs and concrete, over a relatively modern 'made ground' deposit (a mid-brown silty-sand with CBM, pebbles etc), overlying the 'natural' (a yellow-brown sandy-gravel) at 0.6m beneath the modern ground-surface. This had no obvious archaeological significance.



Fig. 39: Photo of trial pit 10C, with the 'natural' deposit clearly visible at the base of the trench.

4.16 Trial Pit 11:

The foundations of the garden wall were observed in the western section of trial pit 11; at the base this was *c.* 1.4m beneath the modern ground-surface, and included a plinth stepping out into the pit *c.* 1.05m beneath the ground-surface. There was no direct dating for this structure, and the standing wall has probably been rebuilt; however, the lower foundation may well date to the subdivision of the Lindsey House estate in the 1770s.

A dark loose mixed deposit, with root disturbance and frequent pebble inclusions (a typical 'garden soil'), was observed at the upper level in the other sections. This graded down into a probable 'natural' deposit (a light brown loose sandy-gravel), observed towards the base of the pit, *c.* 1-1.1m beneath the modern ground-surface. This was of no obvious archaeological significance.



Fig. 40: Photo of garden wall foundations in the western section of trial pit 11.



Fig. 41: Photo of trial pit 11, clearly showing the mixed deposit in the northern section.

4.17 Trial Pit 12:

The foundations for the low east-west garden wall were observed in the northern section of trial pit 12, down to *c.*1.02m beneath the modern ground-surface. These foundations went straight down, in regularly coursed brickwork with a plinth at the base. To the east the upper courses of this wall base abutted the shallower north-south foundation of the eastern boundary wall. The lower courses of the wall base simply stopped on the line of the overlying boundary: it is difficult therefore to know which wall is earlier, although they clearly represent separate phases of construction.

It may seem surprising that the foundations of the east-west garden wall stretch to a deeper depth than the more substantial boundary wall foundations. This hints that there may have been an earlier more substantial wall on this alignment, and further evidence is provided by historic maps. Before 1956 a solid line is shown crossing this area, and on Thompson's survey of 1836 this line forms part of the southern wall of a long rectangular building. There is also a suggestion of alteration in the fabric of the boundary wall further to the west, where it now turns 90° to the north.



Fig. 42: Photo of trial pit 12, clearly showing the foundations of both the garden wall (left of the scale) and boundary wall (right of the scale)

The wall foundations for the boundary wall in the eastern section went down to *c.*0.42m beneath the modern ground-surface. They appear to have been constructed of slightly different bricks from those in the wall above. This was a regularly coursed foundation, with a step-out (west) into the trench for the lower 4 (of 5) courses. Isolated bricks and bits of brickwork were also

observed under this regularly coursed wall, down to a depth of *c.*0.6m beneath the modern ground-surface.

The brick samples from the boundary wall were dated 1450-1700 (fabric-type 3033 and 3039, see brick report). They were probably from the later end of the period, *c.*1600-1700.

The line of this boundary appears to have existed since the earliest available cartographic evidence (James Hamilton's 1664-1717 Map, and Rocque's 1745 Map, fig. 43). This, combined with the brick dating of 1600-1700, suggests that these earlier foundations may have been part of the eastern boundary of the Lindsey House estate, which has continued on the same alignment since that date.

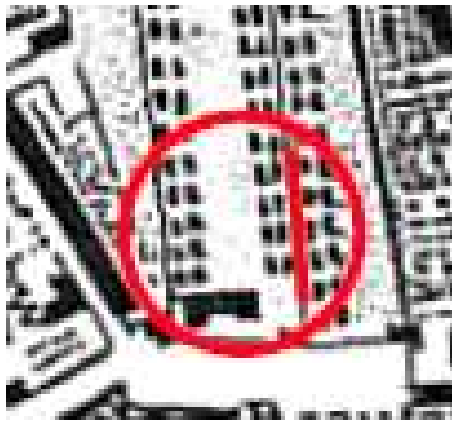


Fig. 43: Extract from Rocque's 1745 Map, with the site circled, and the probable eastern boundary wall of the Lindsey House estate, of which the wall in trial pit 12 might have been part of, highlighted.

The 'natural' orange-brown clean loose sandy deposit was observed at *c.*0.63-0.64m beneath the present ground-surface (beneath the wall in the eastern section).

4.18 Trial Pit 13:

The brick foundations of the present southern wall of No.96 Cheyne Walk were observed in the northern section of trial pit 13. These went down to 0.9m beneath the modern ground-surface (with a step-out into the trench *c.*0.37m beneath the modern ground-surface), and directly overlay the ‘natural’ deposits. The date of this is uncertain; however the wall does seem to be more or less on the original frontage line of Lindsey House, and potentially is no later than the alterations of the 1770s.



Fig. 44: Photo of brick foundations in trial pit 13 (taken from the south), with the earlier section of brickwork also visible in the foreground.

Brickwork was also observed in the western section. This was the wall of a coal cellar (with a coal hole visible just to the south of the pit). This coal cellar was clearly built after the main wall, which it simply abuts. The cellar wall also has a rougher, more rubblely construction than the main wall, and continues down beneath the limit of excavation.

An earlier bit of brickwork was observed projecting diagonally out of the southern section. The top of this was *c.*0.43m beneath the modern ground-surface, and it consisted of 3 courses to a height of 0.23m. Its overall width was 0.34m (the basal course), with the upper 2 courses having a width of 0.24m. It projected out of the southern section for 0.41m, but appears to have been cut to the north by the construction cut for the wall of the present building, and to the west by the coal cellar. A sondage dug in the southern section revealed that its total length = 0.44m, although it may have been cut by services to the south. The bricks were red-orange, and set within a fine grey lime-sand mortar. It directly overlies the ‘natural’ deposits.

The brick samples from this wall were dated 1450-1700 (fabric-type 3033, see brick report). One sample was probably a floor brick (because of the mortar and abraded edges), which was probably reused in this wall – so a date in the 17th century may be more likely.



Fig. 45: Photo of earlier brickwork in trial pit 13 (taken from the north-east).



Fig. 46: Photo of earlier brickwork in trial pit 13, taken from above.

It is difficult to identify this wall on the historic maps and plans. It clearly pre-dates Thompson's 1836 Map, where the southern part of No.96 Cheyne Walk is similar to how it is now, and where there is no indication of a wall in this location and on this alignment. Instead, it is possible that it is part of the Lindsey House phase of building (1671-74) on the site. There is some indication on Rocque's 1745 Map (fig. 47) of small 'wing' extensions to the south on both the eastern and western sides of Lindsey House. It is possible that this wall formed one of the walls of the eastern extension of Lindsey House. Alternatively, this wall could be part of an entirely different building, not depicted on cartographic evidence, predating the Lindsey House development and potentially even of Tudor date.

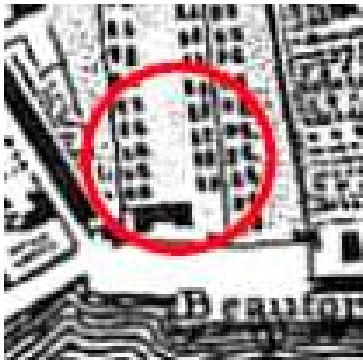


Fig. 47: Extract from Rocque's 1745 Map, depicting Lindsey House. There is some indication on this map of small southwards projections / extensions on the eastern and western ends of the building. The wall in pit 13 might have been part of this.

The other deposits in this pit consisted mainly of backfill of the construction cut for the walls (particularly the main wall of No.96 Cheyne Walk). This was a mixed deposit, with frequent pebbles and ceramic building material fragments, though no close dating evidence. This overlay the 'natural' deposits (a loose orange sandy-gravel).

4.19 Trial Pit 14:

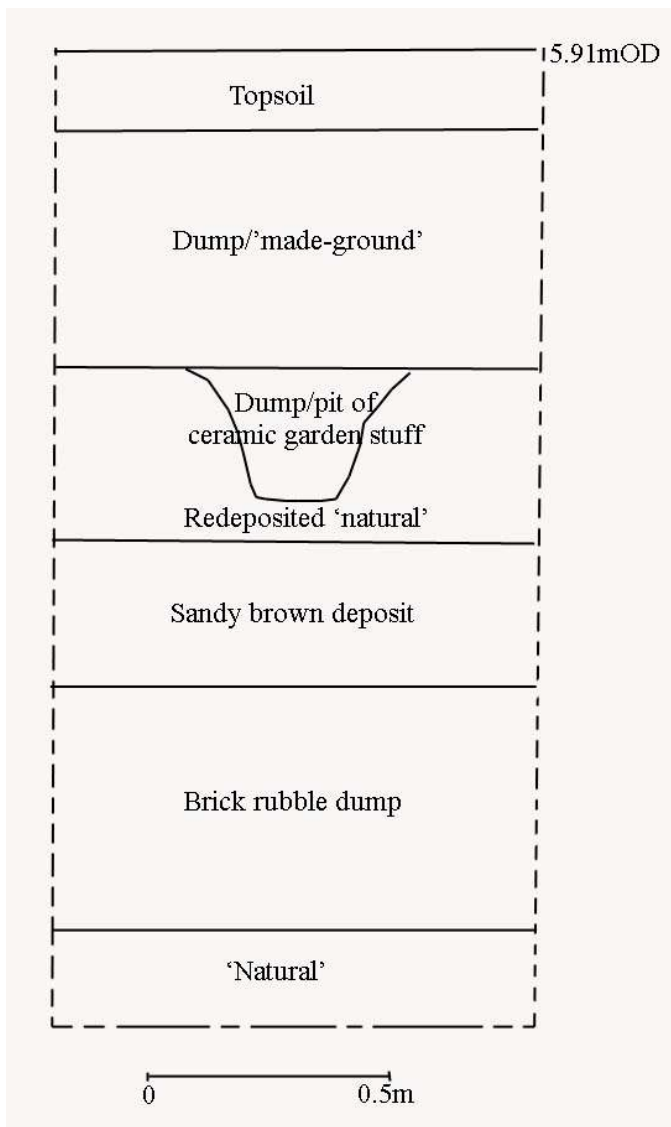


Fig. 48: Sketch section of trial pit 14. The 'topsoil' was a loose grey-brown garden-soil with lots of roots and pebbles. The 'dump / made-ground' was a fairly recent mixed mid-dark brown compact silty-sand with roots, pebbles, and CBM: this also sealed a pit containing fragments of 19th century unglazed ceramic path or border edging. The layer of redeposited 'natural' was a compact yellow-brown gravelly layer. The 'sandy deposit' was a compact brown gravelly sand.

As the section above shows, there was a definitive dump of brick rubble approximately 1.3m beneath the modern ground-surface in trial pit 14. This consisted of broken red-brick, some mortared and with further loose mortar (more brick towards the top of the deposit and more mortar towards the base). This appears to be either a dump or (perhaps more likely) fill within a cut feature or pit. It may therefore represent early activity in this area.

Various bricks were sampled and identified from this brick rubble dump. This included bricks of the fabric-type 3033 (dated 1450-1700), and one sample of fabric-type 3036 (dated 1600-1800), which was probably a Flemish import. This acts as yet more evidence for early – 17th or more probably 18th Century – activity on the site.

The 'natural' (a yellow-brown sandy deposit) was observed at 1.7-1.8m beneath the modern ground-surface.



Fig. 49: Photo of trial pit 14.



Fig. 50: Photo of trial pit 14, clearly showing the brick rubble / mortar deposit behind the scale.

4.20 Trial Pit 15:

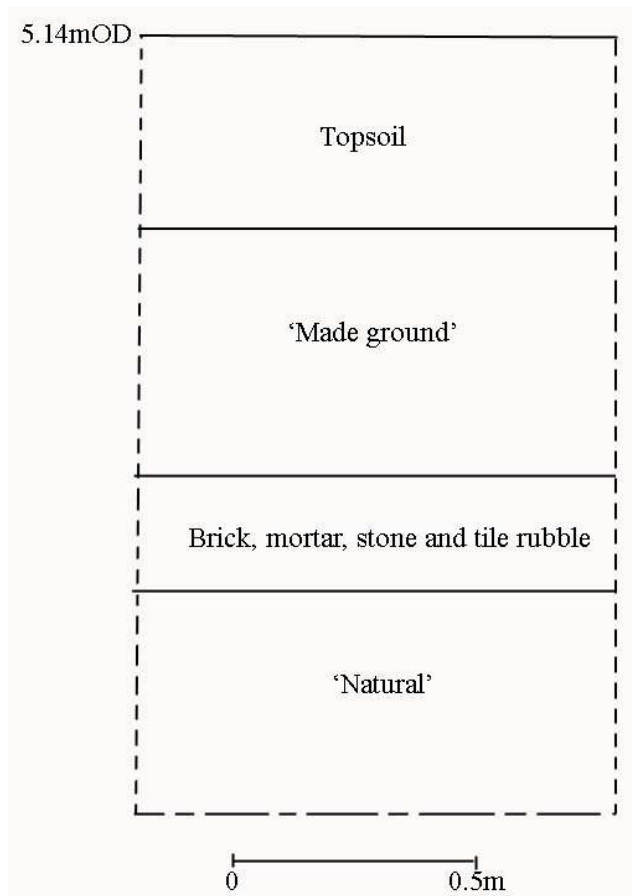


Fig. 51: Sketch section of trial pit 15. The topsoil was a mixed dark brown deposit with roots and pebbles. The 'made ground' deposit was a mid-light brown silty-sand with pebbles and CBM.

As seen in the above section, a layer of brick rubble / mortar / tile / stone was observed, at approximately 0.92m beneath the modern ground-surface. This may be some form of dump, similar to that in trial pit 14, and reflects the existence of earlier activity in the area.

Various brick, tile and stone samples were taken from the rubble layer and identified. This included some 3033 bricks (dated 1450-1700), a 3039 brick (dated 1600-1700), and a 3032 brick (dated 1650-1750). Two roof tile fragments were taken, dated 1480-1800. Stone samples were also taken – including Kentish Ragstone and flakes from a limestone slab. This therefore acts as further evidence for earlier (18th Century?) activity on the site.

The 'natural' deposit (a yellow-brown gravelly-sand) was observed *c.*1.15m beneath the modern ground-surface.



Fig. 52: Photo of trial pit 15, with the 'natural' deposit clearly visible at the base of the pit.



Fig. 53: Photo of trial pit 15, with the brick rubble layer and 'natural' deposit clearly visible towards and at the base of the scale.

4.21 Trial Pit 18:

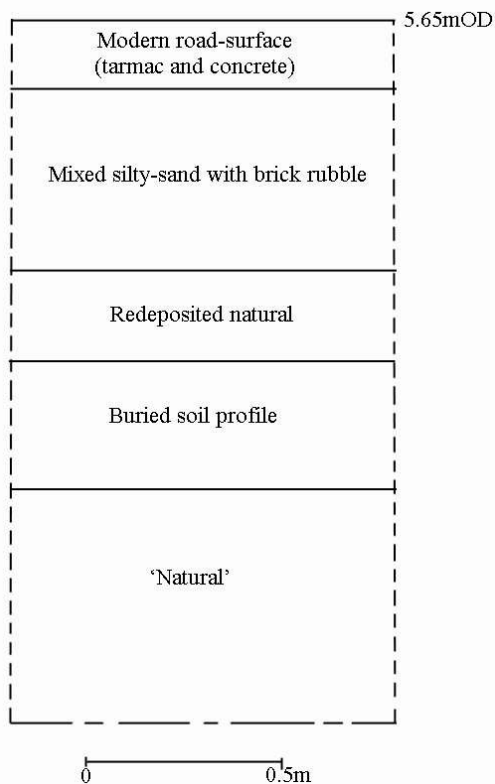


Fig. 54: Sketch section of trial pit 18. The mixed silty-sand deposit was loose with pebbles, roots, and brick rubble. The 'redeposited natural' was a relatively clean and compact orange gravel. The buried soil profile was a darker (grey-brown) clean and loose silty-sand.

As can be seen in the section above, a simple soil profile was uncovered in trial pit 18, with nothing of obvious archaeological significance at the upper level. An orange gravel deposit (probably redeposited 'natural') overlaid a darker grey-brown clean and loose silty-sand (a probable buried soil profile, apparently the same as that observed in trial pit 3). One sherd of pottery was recovered from this buried soil – from the rim of a bowl in green-glazed Border Ware (see pot report). It is most likely to be of mid-16th – 17th century date, and therefore further reflects the Tudor or slightly later activity in this area. The 'natural' deposit – an orange-brown clean compact sandy-gravel – was observed c.1.2m beneath the modern ground-surface.



Fig. 55: Photo of trial pit 18, with the 'natural' deposits clearly visible at the base.

4.22 Trial Pit 19:

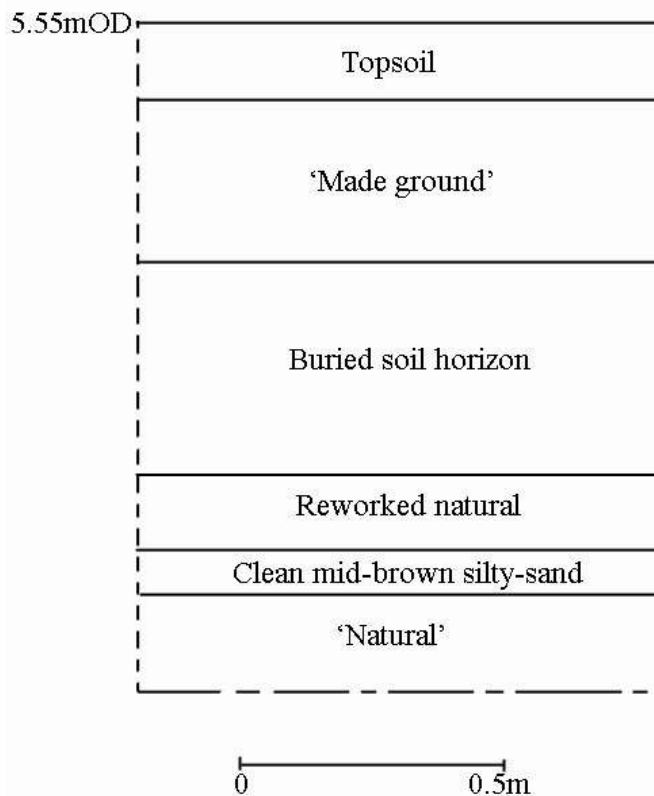


Fig. 56: Sketch section of trial pit 19. The topsoil was a brown-grey friable silty-sand with pebbles and roots. The 'made ground' deposit was a mixed mid-brown silty-sand with pebbles, CBM, and roots. The 'buried soil horizon' was a lighter more compact silty-sand with some pebbles and CBM. The 'reworked natural' was a yellow-orange-brown firm sandy gravel with occasional CBM fragments. The thin silty-sand deposit was a clean mid-brown firm silty-sand with some pebbles.

As the section above shows, little of obvious archaeological significance was observed in trial pit 19. Instead, 'made ground' deposits (a mixed mid-brown silty-sand with frequent pebbles and ceramic building material [CBM] fragments), a buried soil horizon (a lighter more compact silty-sand), and reworked natural deposits (a yellow-orange-brown firm sandy-gravel) were observed. The uppermost level of 'natural' (a yellow-orange-brown firm sandy gravel) was observed at *c.*0.85m beneath the modern ground-surface. This then graded down to a clean mid-brown firm silty-sand (*c.*1m beneath the modern ground-surface), and then into the 'clean' 'natural' (a compact yellow-brown gravelly-sand) at *c.*1.1m beneath the modern ground-surface).



Fig. 57: Photo of trial pit 19, with the rear frontage of No.96 Cheyne Walk in the background.



Fig. 58: Photo of trial pit 19, clearly showing the 'natural' at the base of the trench.

4.23 Trial Pit 20:

The stepped brick base for a ‘pier’ at the northwestern corner of the standing building was observed in the southern section of trial pit 20. This consisted of three steps out (made of yellow stock brick) over a concrete base, down to *c.*0.55m beneath the modern ground-surface. The date of this is not clear from map evidence, but is probably mid-later 19th century – a wall in this location and alignment is, for example, depicted on the First Edition OS Map (fig. 60).

The pier overlay a stone / mortar / brick base, down to a depth of *c.* 1m beneath the modern ground-surface. The stones were *c.*0.2m in depth, over mortared rubble for *c.*0.1m, then brick for *c.*0.15m. There were two obvious parts to the stone base (*c.*0.35 and 0.25m in width) – with a patch of brick rubble bridging between them. It is possible that this formed part of an earlier wall of some form: this could have been part of a wall running in a north-south direction, as for example indicated on Thompson’s



Fig. 59: Photo of trial pit 20, clearly showing the pier base and stone / mortar / brick base beneath this.

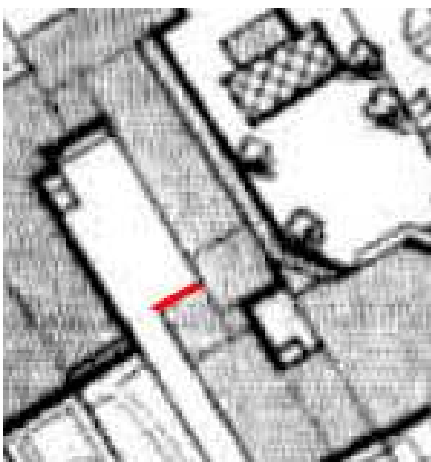


Fig. 60: Extract from the First Edition OS Map of 1865, with the earlier east-west wall highlighted. The foundation uncovered in trial pit 20 might have been part of this.

Another brick wall base was observed running east to west directly across the centre of the trial pit. The top of this wall was observed *c.*0.3m beneath the modern ground-surface for a height of *c.*0.55m. This wall consisted of red bricks set within a cream lime-sand mortar. The total observed length of the wall (east-west) was 1m, although it clearly continued further in both directions. The observed width of the wall (north-south) was *c.*0.4m, although it definitely continued back beyond the northern section. There was a nicely coursed brick face to the south; however, the interior of the wall (the trial pit cutting right through this) was more of a rubble construction with chunks of brick rubble and stone. Interestingly, there were two types of mortar in this wall – a yellow-cream mortar in the lower levels, and a white mortar in the upper levels. This suggests that the wall may have been constructed in two phases. It also seems likely that this wall is a continuation of that observed in the southern section of trial pit 8.

The brick sample from the upper layer of the wall was dated 1650-1900 (fabric-type 3032), and was apparently unfrogged. Brick samples from the lower layers of the wall were dated 1450-1700 (fabric-types 3039 and 3033). The roof tile from the base of the trench was probably a peg tile, and dated 1480-1800. The stone from the interior of the wall was of fabric-type 3109, and was an oolitic limestone. One large piece of moulded stone was probably part of a window mullion, with a glazing slot surviving on one side (fig. 62). This reused piece of stonework provides more evidence for earlier activity in the area.

This wall – or at least the lower and potentially earlier part – is assumed to be a direct continuation of the east-west wall uncovered in trial pit 8, and so also connected to the north-south boundary wall and doorway in pit 8. The suggestion is that this may be part of a pre-Lindsey House building, or more likely an early part of Lindsey House not depicted in cartographic evidence.

The possible second phase of construction of this wall, however, could be related to later development on the site. From the dating of the bricks it is possible that it was part of the Lindsey House development, or possibly part of the slightly later changes associated with the 18th Century conversion of Lindsey House into separate tenements. This is difficult to judge, and cannot be directly related to existing cartographic evidence.

Of particular importance and interest in relation to this wall, however, was the large lump of stone moulding uncovered within the construction. This is clearly reused, and was once part of a fairly substantial window. This strongly indicates the existence of an earlier and relatively large building on, or near, the site.



Fig. 61: Photo of trial pit 20, clearly showing the east-west running wall.



Fig. 62: Photo of the large piece of moulded stone recovered from the interior of the east-west running wall. This was probably part of a window mullion, overall width *c* 127mm. The moulded part of the stone is visible on the right-hand side. Just to the left of the lighter-coloured patch of the mortar or limewash is the vertical groove where the window would presumably have fitted.

The ‘natural’ soil was not observed in this trial pit. Instead, ‘made ground’ (with pieces of roof tile, *etc.*) continued down to the base of the trench (*c.* 1.2m beneath the modern ground-surface). This may indicate the presence of some deeper and earlier infilled feature, such as a large pit or basement.

4.24 Trial Pit 22:

Several different phases of wall-construction / foundations were observed in the western section of trial pit 22, under the eastern wall of No.96 Cheyne Walk. There were possibly two fairly modern phases of construction, the first and most recent consisting of concrete down to *c.*0.3m beneath the modern ground-surface, overlying stone for 0.2m. This is probably the foundation of the existing wall of No.96 Cheyne Walk. Beneath this was a recessed section of concrete or brickwork covered with bitumen, for *c.*0.35m, overlying a concrete rendered face curving back into the section for *c.*0.25m, and below this a levelling course of tiles for 80mm which was set in concrete. This may have formed the foundation for a slightly earlier, but still 19th – early 20th Century, rebuild of the eastern wall of No.96 Cheyne Walk.

There was clear evidence for an earlier wall footing beneath these relatively modern phases of wall. This consisted of a ragstone and Reigate stone layer, set in lime mortar (for 0.2m), over a rubble base (brick rubble, stone, brickwork etc) for 0.3m. It therefore seems likely that there was a wall running north-south in this location before the current wall, possibly part of the original eastern end of Lindsey House.

The brick samples from the rubble base of the wall were dated 1450-1700 (fabric type 3033, see brick report). One sample may have been a floor brick at one time (due to the distribution of mortar over the brick), and was then reused in this wall. Stone samples from this base were fragments of micaceous greensand.



Fig. 63: Photo of western section in trial pit 22.



Fig. 64: Photo of the earlier wall base (behind the lower 0.6m of the scale) in the western section in trial pit 22.

Identifying and dating this wall from historic maps is difficult. A wall in this location is depicted on Thompson's 1836 Map; however the dating of the bricks suggests that the wall base observed in pit 22 may be earlier – and quite possibly on the alignment of the eastern wall of Lindsey House rather than part of a building not depicted on the maps.

The other sections revealed evidence for the construction cut for the wall. Mixed backfill was observed in them, down to *c.*1.3m beneath the modern ground-surface. This overlay the 'natural' (an orange sandy-gravel), observed at *c.*1.3m beneath the ground-surface in these sections, and *c.*1.6m beneath the ground-surface in the western section (beneath the wall).

5. Summary and Conclusions

A number of features of archaeological significance were observed during this watching brief. This is most obvious in terms of the earlier brick walls / remains recorded in some of the pits – some of which are entirely unrelated to the current layout of the site, whilst others directly underlie later and rebuilt walls.

5.1 The results from each of the trial pits can be summarised as follows:

Trial Pit Number	Principal finds or remains	Probable date
1	Two phases of building foundation plus construction backfill	Mid 18 th to early 1860s
2	Building foundation + construction backfill	1837-64
3	Wall base (possible original eastern boundary to Lindsey House estate) plus buried soil horizon	17 th century+
4	Plastered wall plus floor surfaces, and later wall base	Mid 19 th to 20 th century
5	Two phases of wall enclosing the cellar in the main house	Later 19 th century to 1950s
6	Rendered drain chamber & concrete foundations of rear extension to main house	Later 19 th to early 20 th century
7	Adjoining brick wall footings	Mid 19 th century+
8	Wall base & doorway (as [3]: possible original boundary wall), plus adjoining/later base at right angles	17 th to 18 th century
9	Rendered drain chamber	Late 19 th century+
10A & B	Wall foundations plus contiguous brick plinth/ floor base and small brick/tile-lined drain Later brick footings	17 th century Mid 19 th – 20 th C
10C	Made ground, <i>etc.</i>	20 th century
11	Garden boundary wall base	1770s+
12	Two adjoining wall bases, existing and possible former garden wall boundaries	17 th to earlier 19 th century
13	Three separate phases of construction: <ul style="list-style-type: none"> • A small section of early brick wall • Brick foundation of the present house • Coal cellar wall 	16 th century+ Later 17 th to 18 th century 19 th century
14	Sequence of made ground deposits and fills overlying brick & mortar rubble dump	18 th to later 19 th century

Trial Pit Number	Principal finds or remains	Probable date
15	Made ground deposits overlying brick, mortar & stone rubble dump	18 th century
18	Sequence of deposits including a buried soil horizon (as [3])	17 th century+
19	Made ground sealing a buried soil horizon	18 th century+
20	Three separate phases: <ul style="list-style-type: none"> • Made ground or fill • Wall base: brickwork plus some reused stone • Stepped brick base on concrete 	16 th century+ Later 17 th or 18 th century Later 19 th century
22	Several phases of foundation for the eastern wall of the present house, the earliest potentially part of the original Lindsay House	Later 17 th to 20 th century

5.2 There was relatively little direct evidence for activity in the Tudor period or earlier 17th century. Nevertheless, some of the brick walls and other remains could predate the Lindsey House building phase of the site, *i.e.* pre-1670 and possibly related to Thomas More's farmhouse / estate. For example, the wall in trial pit 13, the made ground deposit in pit 22, and even potentially other features such as the lowest wall foundations in pit 22.

Moreover, many of the bricks sampled from the walls and features across the site appear to have been reused, and originally dated to *c.*1450-1700. They could, therefore, have been part of the original Thomas More farmhouse / estate. Some of these samples appear to have been floor bricks, which suggests that they might have come from a cellar floor or similar before they were re-used in the walls and features seen on the site.

Of even greater interest was the piece of reused stone moulding recovered from the east-west wall in trial pit 20 (fig. 62). This was clearly part of a window moulding, and hints at the earlier existence of an important building on this site, maybe even Thomas More's house.

The sherd of Border Ware pottery from trial pit 18 was also of this period, whilst that from pit 3 was late 12th – 13th century (though probably at the same stratigraphic level, and therefore residual).

5.3 Some of the brick wall bases – and potentially other features – appear to be part of the Lindsey House construction phase (later 17th century). It is possible that the main external walls of the present house directly overlie the original building lines of Lindsey House, in particular to the east: thus the stone and brick foundations in trial pit 22 may represent the base of the first wall. Also potentially part of this development are the apparently contiguous

brick wall footings, plinth/ floor base and brick/tile-lined drain that were recorded to the rear of the existing property in trial pits 10A and 10B.

Similarly, the foundations (& doorway base) exposed in pits 3 and 8 may relate to an original eastern boundary wall to the Lindsey House estate/ garden, as indicated by Richardson's plan of 1769. Pit 3 and the adjacent pit 18 also revealed buried soil horizons that may be contemporary –and at 4.81mOD in pit 3 and 4.78mOD in pit 18 clearly parts of the same general deposit.

Some other features may also date to the late 17th century, but are in positions or on alignments which do not 'match' the cartographic evidence, suggesting that they may be part of buildings that are not depicted on maps. A possible example of this is the brick and reused stone wall base recorded in pits 8 and 20: this could have been part of the Lindsey House phase of development, but is apparently not shown in the source material.

- 5.4** Other brick walls and features may be part of the later 18th Century subdivision of Lindsey House into separate tenements, plus the establishment of new property alignments. The garden wall foundation in trial pit 11 is an obvious example of this, as hitherto there would have been no need for a boundary here. The wall footings in pit 12 may also date to this period, as perhaps the original construction seen in trial pit 1 – in the latter case there is no indication of a building on Rocque's plan of 1746, although this is hinted at by Richardson's survey of 1769.

It is possible that the dumps of brick, tile, mortar and occasional stone recorded at the lowest level of pits 14 and 15 similarly date to the period of alteration and reconstruction in the 1770s – though given their position towards the base of the stratigraphic sequence they could be even earlier.

- 5.5** Some of the brick walls / features that were recorded can be identified on Thompson's 1836 Map or on the 1st Edition 25-inch OS of 1865, and form part of the 19th Century changes that took place on the site. For example, the secondary foundation in trial pit 1 and that in pit 2 form parts of a building that was erected between these dates. The floor surface and plastered wall in trial pit 4 are also in an area of building that can be identified on Thompson's Map, and it is likely that the coal cellar construction in pit 13 dates to this general period – as also perhaps the adjoining wall bases in pit 7.

- 5.6** Later 19th century features may include the two small wall bases in trial pits 10A and 10B – possibly supporting a small porch or similar – and the more substantial pier base in pit 20. The two drain chambers in pits 6 and 9 are certainly of this period, whilst wall foundations in pits 5 and 9 date into the 20th century.

- 5.7** Finally, the level at which 'natural' deposits were observed, and the associated quantities of 'made ground' deposits, can provide information about the possible existence of archaeological features. Most obviously, if the 'natural' deposits were not observed, and instead there was a large quantity of 'made

ground’, this could indicate the existence of an earlier infilled feature. The table below gives a clearer understanding of the levels of ‘natural’ deposits vs. made-ground deposits found in the trial pits.

Trial Pit Number	Natural?	Level of natural?	Depth of trial pit?
1	NO		4.85mOD
2	NO		4.55mOD
3	YES	4.47mOD	
4	NO		4.21mOD
5	NO		2.47mOD
6	YES	4.51mOD	
7	YES	4.52mOD	
8	YES	4.79mOD	
9	YES	3.72mOD	
10A	YES	4.16mOD	
10B	YES	4.18mOD	
10C	YES	4.36mOD	
11	YES	4.88mOD	
12	YES	5.23mOD	
13	YES	3.89mOD	
14	YES	4.11mOD	
15	YES	3.99mOD	
18	YES	4.45mOD	
19	YES	4.45mOD	
20	NO		4.44mOD
22	YES	4.4mOD	

The pits where ‘natural’ deposits were not observed appear to be clustered in a line from the driveway across the tarmac courtyard and to the rear of the garage (pits 1, 2, 4, 5, and 20). It must be noted, however, that pits 1, 2 and 20 were all dug against the external face of existing basement walls – with made ground forming part of the construction backfill – whilst the deposits in pit 4 were fairly modern (and quite shallow relative to the earlier concrete floor slab). Also pit 4 was only dug to a depth of 4.21mOD, and ‘natural’ was observed in some of the pits in the back garden at as low a level as 4.11mOD.

The deposits in trial pit 20 were of more interest, not least in that they were cut and overlain by a possible 17th century wall base. However, the overall depth of excavation here (4.44m OD) was virtually the same as the level of natural observed in pit 18, just to the north (4.45m OD): thus it is possible that ‘natural’ deposits could be present in the former just beyond the limit of excavation.

It should be noted that the levels of 'natural' in the front garden (pits 9, 13 and 15) are slightly lower than those elsewhere (all beneath 4mOD). On average, they are *c.*0.6m lower than those elsewhere, possibly suggesting that there may have been some form of truncation in this area at one point. However, it would be necessary to investigate a far larger area to gain a clearer idea of any major landscaping or ground reduction (for example cellar construction) that may have taken place in the past.

- 5.8** This watching brief clearly uncovered a number and range of potentially archaeologically significant finds and features. Although it is not possible to definitively identify and date all of these features and thereby ascertain their significance, particularly in relation to Sir Thomas More's house / estate and the later 17th Century Lindsey House, it is clear that remains from these structures and periods do exist across the site.

Appendix I: OASIS Form

OASIS ID: [compassa1-103490](#)

Project details

Project name	Watching Brief of trial pits at 95-96 Cheyne Walk
Short description of the project	An archaeological watching brief was undertaken in June 2011 of twenty-one trial pits dug at 95-96 Cheyne Walk, Royal Borough of Kensington and Chelsea. Certain features of archaeological significance were observed in these - including a number of earlier brick walls and a drain, which reflect the earlier post-medieval activity on the site – including the construction of Lindsey House in the 1670s and subsequent development. 'Natural' deposits (an orange-brown gravelly-sand) were observed in some of these pits, although large quantities of 'made ground' were observed in others and may indicate the existence of earlier features such as pits or basements.
Project dates	Start: 31-05-2011 End: 14-06-2011
Previous/future work	No / Not known
Type of project	Recording project
Site status	Area of Archaeological Importance (AAI)
Current Land use	Residential 1 - General Residential
Monument type	PIT Post Medieval
Monument type	WALL Post Medieval
Monument type	DRAIN Post Medieval
Significant Finds	POT Post Medieval
Significant Finds	BRICK Post Medieval
Significant Finds	STONE Post Medieval
Significant Finds	TILE Post Medieval
Investigation type	'Test-Pit Survey', 'Watching Brief'
Prompt	Before planning application is submitted.

Project location

Country	England
Site location	GREATER LONDON KENSINGTON AND CHELSEA CHELSEA 95-96 Cheyne Walk
Postcode	SW10 0DQ
Study area	1400.00 Square metres
Site coordinates	TQ 2684 7751 51.4818049575 -0.173151455034 51 28 54 N 000 10 23 W Point

Project creators

Name of Organisation	Compass Archaeology
Project brief originator	English Heritage/ Department of Environment

Project design originator Compass Archaeology

Project director/manager Geoff Potter

Project supervisor Emma Jeffery

Type of sponsor/funding body Developer

Project archives

Physical Archive recipient Museum of London archaeological archive

Physical Contents 'Ceramics'

Digital Archive recipient Museum of London archive

Digital Contents 'Ceramics','Stratigraphic','Survey'

Digital Media available 'Images raster / digital photography','Survey','Text'

Paper Archive recipient Museum of London Archive

Paper Contents 'Ceramics','Stratigraphic','Survey'

Paper Media available 'Context sheet','Correspondence','Drawing','Map','Notebook - Excavation','Research',' General Notes','Photograph','Plan','Report','Section','Survey','Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 95-96 Cheyne Walk, Royal Borough of Kensington & Chelsea: An Archaeological Watching Brief

Author(s)/Editor(s) Jeffery, E

Date 2011

Issuer or publisher Compass Archaeology

Place of issue or publication 5-7 Southwark Street, London

Description A brief report of the results of the archaeological watching brief undertaken at 95-96 Cheyne Walk. This includes a discussion of all of the trial pits monitored, photos of the pits, plans and sections where relevant, brick and pot analysis, a plan showing the location of the pits, and any conclusions reached.

Entered by Emma Jeffery (emma@compassarchaeology.co.uk)

Entered on 19 June 2011

Appendix II: London Archaeologist summary

Site address:	95-96 Cheyne Walk, Kensington and Chelsea, SW10 0DQ
Project type:	Watching brief
Dates of fieldwork:	31 st May – 14 th June 2011
Site code:	CHY11
Supervisor/Project Manager:	Emma Jeffery/ Geoff Potter
NGR:	TQ 2684 7751
Funding body:	Royal Borough of Kensington and Chelsea

An archaeological watching brief was undertaken during excavation of twenty-one trial pits at 95-96 Cheyne Walk, Royal Borough of Kensington and Chelsea. This was before the application for planning consent was submitted.

Certain features of archaeological significance were observed - including a number of brick walls, which probably represent the earlier post-medieval activity on the site. Some of these may be related to Lindsey House, constructed in 1671-1674, others part of the later tenements into which the House was subdivided in the 1770s, whilst others can be identified on Thompson's 1836 Map and may therefore be part of the 19th Century changes on the site to roughly its present layout.

There is also some indication of earlier activity on the site, possibly related to Thomas More's estate/ farmhouse. This included pieces of reused brick found in the walls, some of which were 'floor bricks' and may, therefore, indicate the presence of earlier buildings. A large piece of moulded stone – probably part of a window mullion – was also recovered from a wall base. Furthermore, it is possible that some of the walls found in the trial pits were from pre-Lindsey House structures. These tentative hints support the documentary evidence for early post-medieval/ Tudor activity on the site.

'Natural' deposits (an orange-brown sand-sand) were observed in some of the pits, although the varying levels, combined with the large quantities of 'made ground' in some pits, may indicate the existence of earlier features.

Appendix III: Brick Report (Sue Pringle)

<u>Trial Pit/Context</u>	<u>Fabric</u>	<u>Form</u>	<u>Count</u>	<u>Weight</u>	<u>L</u>	<u>B</u>	<u>T</u>	<u>Condition</u>	<u>Comments</u>	<u>Date</u>
3 (wall in eastern section)	3033	PM Brick	2	948	115+	109	62	A	Conjoin. Base abraded - probably laid base upwards as floor brick	1450-1700
8 (wall in eastern section)	3033	PM Brick	1	1065	100+	114	64	M	Indented margins; stretcher faces creased but fairly smooth. Bedfaces mortared. Prob later in date range, 1600-1700?	1450-1700
8 (wall in eastern section)	3033	PM Brick	1	876	85+	110	62	M, S	Strike marks on top surface; mortar mainly on bedfaces. Header/stretchers fairly smooth; sooted area on top. Prob later in date range, 1600-1700?	1450-1700
8 (wall in southern section)	3033	PM Brick	2	1710	223	110	53	M	Conjoin. Straw marks on base and stretchers; top surface abraded and mortared	1450-1700
10A (east-west running wall)	3033	PM Brick	2	2409	232	109	58	M	Conjoin. Indented margin; grass/straw marks on upper face. Mortar on base and on end of stretcher and upper face.	1450-1700
10A (brick floor)	3033	PM Brick	2	2650	229	110	60	M, A	Conjoin. Mortar on base and sides. Worn flat on top surface but indented margin visible	1450-1700
10A (brick floor)	3033	PM Brick	1	949	88+	112	67	M, A	Indented margin. Worn base - laid as flooring with base uppermost.	1450-1700

10B (drain wall)	3033	PM Brick	1	962	120+	114	58	M	Indented margin; limy mortar. Brick fabric contains very coarse flint pebble, c.40mm across.	1450-1700
10B (drain wall)	3033	PM Brick	1	2968	230	113	56	M	Complete brick; indented margin. Top worn - used or reused as floor brick	1450-1700
10B (roof of drain)	2276	Peg tile	2	325	130+	156	14		Conjoin. 2 circular nail/peg holes, 1 with the edge squashed in.	1480-1800
10B (roof of drain)	2276	Peg tile	3	751	265	151	13	M	All conjoin. 1 circular nail hole, c.11mm diameter. Shelly lime mortar attached.	1480-1800
12 (wall in eastern section)	3033	PM Brick	1	678	95+	100	59	A	Surfaces abraded	1450-1700
12 (wall in eastern section)	3039	PM Brick	1	752	99+	99	64	A, R	Sharp arrises; smooth surface. Base abraded, may be worn. 1 stretcher weathered(?); surfaces slightly reduced. Probably later in date range.	1450-1700
13 (wall in southern section)	3033	PM Brick	1	1481	205+	118	0	M, A	Abraded brick set in mortar - possible floor brick	1450-1700
13 (wall in southern section)	3033	PM Brick	1	981	155+	105+	58	M, A	Mortared on base and stretcher faces - also a bit on top face	1450-1700
14 (samples from brick rubble dump)	3036	PM Brick	1	442	82+	91	45	M	42-45mm thick. Fine sand in light brown calcareous matrix. Slightly soft for fabric 3036. Probable Flemish import.	1600-1800

14 (samples from brick rubble dump)	3033	PM Brick	1	872	100+	105	50	M	Most surfaces obscured by mortar	1450-1700
14 (samples from brick rubble dump)	3033	PM Brick	1	814	103+	108	56	M	Indented margin	1450-1700
14 (samples from brick rubble dump)	3033	PM Brick	1	290	57+	67+	57	Rd, M, V	Overfired/burnt. Top surface vitrified	1450-1700
15 (samples from rubble layer)	3033	PM Brick	3	890	0	0	0	A		1450-1700
15 (samples from rubble layer)	3039	PM Brick	1	274	0	0	63	M	Late version? Near fabric 3032/3034. Smooth surfaces and sharp arrises.	1600-1700
15 (samples from rubble layer)	3032	PM Brick	1	208	0	0	64	A	Probably early version, 1650-early 18th c?	1650-1750
15 (samples from rubble layer)	?	PM Brick	1	278	0	0	0	V, Rd, M	Black, vitrified matrix; surfaces mortared so dated on form alone.	1450-1900
15 (samples from rubble layer)	3033	PM Brick	1	394	0	0	0	A	Small chips of brick set in very hard lime(?) mortar which has recrystallised in damp conditions.	1450-1700

15 (samples from rubble layer)	3376	PM Roof tile	3	843	0	0	13	M	2 fragments have reduced core.	1480-1800
15 (samples from rubble layer)	3105	Stone rubble	1	83	0	0	0	S	Kentish ragstone, no worked faces. Soot attached.	?
15 (samples from rubble layer)		Stone (flakes from slab)	3	266	0	0	38	A	Destruction flakes of light brown shelly limestone slab, probably pavioir. Parallel tooling visible on 1 frag. Some wear on edge.	?
15 (samples from rubble layer)		Stone (flakes from slab)	0	0	0	0	34	A	Destruction flakes of light brown shelly limestone slab, probably pavioir. Parallel tooling visible on 1 frag. Some wear on edge.	?
20 (upper part of wall)	3032	PM Brick	2	1236	120+	97	68	M	Surfaces obscured by mortar but apparently unfrogged	1650-1900
20 (lower part of wall)	3039	PM Brick	2	1979	170+	111	62	M	Conjoin. Upper face has thick layer of very hard (recrystallised?) lime mortar attached. Probably later end of date range.	1450-1700
20 (lower part of wall)	3039	PM Brick	1	358	0	0	60	M, V, Rd	Burnt - could be later fabric 3032. Flake with brown limy mortar.	1450-1700
20 (lower part of wall)	3033	PM Brick	1	621	85+	114	52	M	Lime mortar on top, base and 1 broken edge.	1450-1700

20 (tile from base of trench)	2276	PM Roof tile	1	220	115+	81+	14	Rd, M	Probably fragment of peg tile. Surfaces slightly reduced in places	1480-1800
20 (stone from wall)	3109	Stone moulding	1	3608	230+	130	13 5+	A	Yellow oolitic limestone with fossiliferous debris. Possibly window moulding with glazing slot. Flat base (?) is triangular, approx 90 x 90 x 180mm.	?
20 (stone from wall)	3109	Stone moulding	2	477	0	0	0	A	2 fragments/flakes of yellow fossiliferous limestone, 1 with small flat worked face (kept)	?
22 (rubble base)	3033	PM Brick	1	1124	116+	105	56	M, Ru	Mortar on all faces - coarse limy mortar appears to overlie finer sandy mortar – reused	1450-1700
22 (rubble base)	3033	PM Brick	1	877	133+	106 +	51	M, A, Ru	Probable indented margin but top surface abraded. May have been used/re-used in floor. White limy mortar on broken edge.	1450-1700
22 (rubble base)	?	Stone flake	1	45	0	0	0		Fragment of medium grained micaceous greensand, source not known, with 1 tooled face. Probable chip from larger moulded slab or block.	?

A = Abraded
H = Heat-cracked
M = Mortar
Rd = Reduced
Ru = Reused
S = Sooted
V = Vitrified

Appendix IV: Pot Report

Pottery from Cheyne Walk (Site CHY11)

Paul Blinkhorn

The pottery assemblage comprised 2 sherds with a total weight of 33g. It was recorded using the fabric codes of the Museum of London post-Roman type-series (Vince 1985). The sherds came from adjacent pits in the open yard area to the east of the house, and potentially from the same stratigraphic level.

A single sherd (2g) of London-type ware (fabric LOND) occurred in the probable buried soil horizon in TP3. It is from a glazed jug, and probably of late 12th – 13th century date. The other sherd (31g), from an apparently similar layer in TP18, was from the rim of a bowl in green-glazed Border Ware (fabric BORDG). It is most likely to be of mid-16th – 17th century date. Both wares are typical finds in the City of London and its environs.

Bibliography

Vince, AG, 1985 The Saxon and Medieval Pottery of London: A review, *Medieval Archaeology* **29**, 25-93