

**22 GROSVENOR SQUARE,
43 NORTH AUDLEY STREET AND
1 LEES PLACE
CITY OF WESTMINSTER, W1K 6DT**

**Archaeological monitoring of
Geotechnical Investigations**



April 2018



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Geotechnical Investigations

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Planning reference: 16/01401/FULL

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Abstract

In January 2018 Compass Archaeology undertook a program of archaeological monitoring on the site of Nos.22 Grosvenor Square, 43 North Audley Street and No.1 Lees Place, in the City of Westminster, London, W1K 6DT.

The monitoring exercise was conducted as a condition of approved planning attached to application 16/01401/FULL and Listed Building Consent 16/01402/LBC, part of which proposes to extend the existing lower ground floor and create a new basement under a large part of the site. These proposals will adversely affect any surviving archaeological remains within the footprint of the site. This report has been produced in line with Westminster Council's guidance which requires any basement development to be accompanied by a suitable level of archaeological mitigation.

The monitoring exercise followed on from an archaeological Desk-based Assessment, (DBA), attached to the original planning submission, which concluded that due to the site's location within an Archaeological Priority Area, the potential for locally significant 18th century remains, and in light of the total loss of any potential archaeological remains through the excavation of the extended lower ground floor and new basement, some form of archaeological mitigation would be necessary.

This led to the archaeological monitoring of geotechnical investigations on site. This involved the monitoring of 12 hand dug test pits within the footprint of the proposed development and the interpretation of 4 boreholes and 7 window samples sunk into the underlying geology.

The majority of the test pits contained deep made-ground deposits with no archaeological survival. However test pits 1, 10, 11 and 12 all produced structural remains from previous developments on site dating from the early-18th century to the early 20th century. Additionally test pit 12 produced a solitary residual mid-4th century Roman coin. The boreholes and window samples all reached natural geology at depths of between 1.20m to 3.00m below present day ground levels, which indicated a high level of below ground disturbance and truncation across the site.

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1 INTRODUCTION

- 1.1 This document forms a summary of the findings of an archaeological desk-based assessment, (DBA), conducted on the site of 22 Grosvenor Square, 43 North Audley Street and 1 Lees Place, City of Westminster, W1K 6DT, (fig.1).

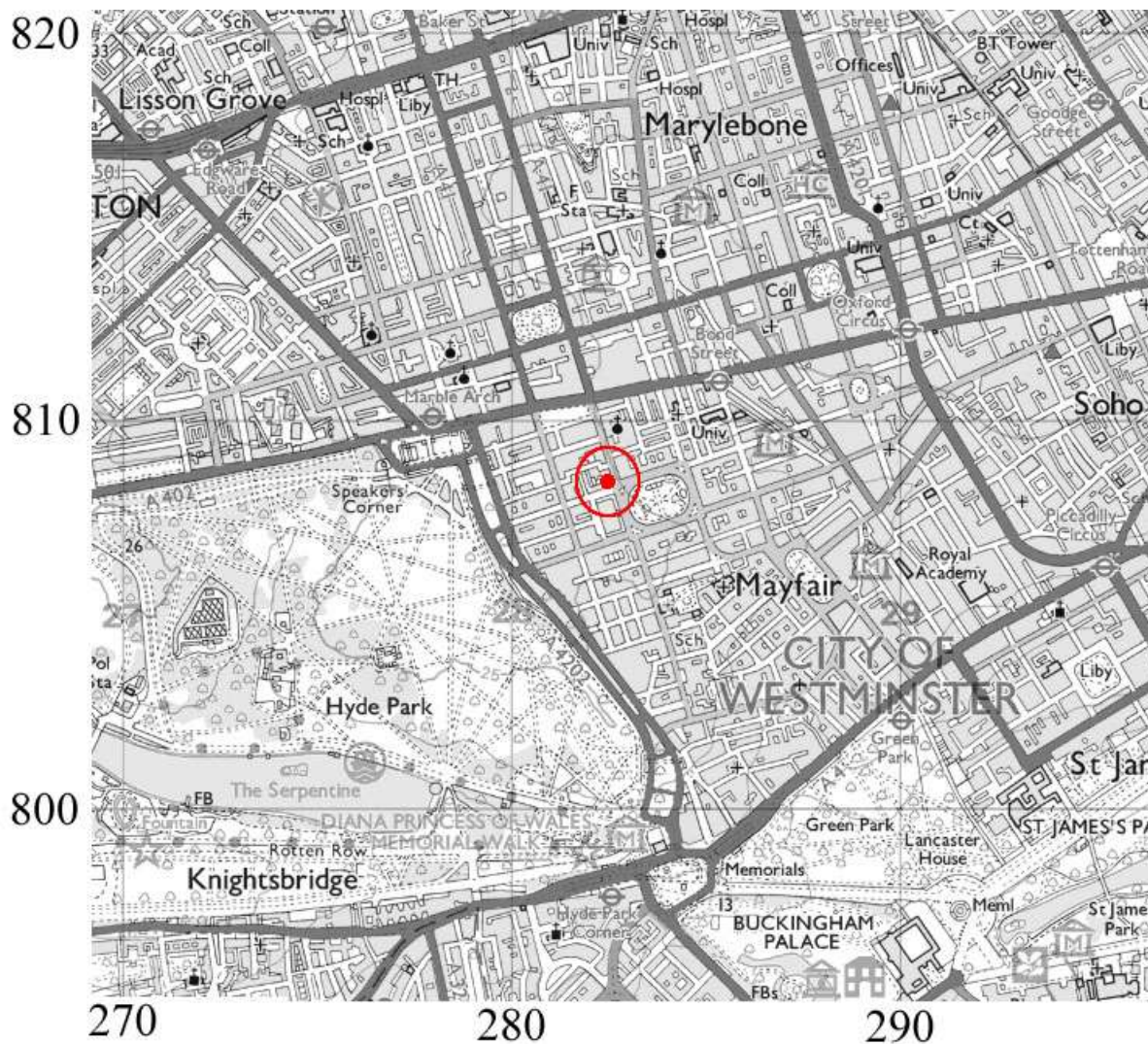


Fig.1: Site location plan

- 1.2 In August 2017 planning was granted for:

Use of 22 Grosvenor Square, 43 North Audley Street and 1 Lees Place as a hotel, restaurant and private members club/bar (Sui Generis), with works including the infilling of the alleyway to the rear of 43 North Audley Street, partial demolition and rebuilding of 43 North Audley Street to provide a building of two storeys plus mansard, erection of a two storey extension to the rear facade of 1 Lees Place, including the extension of the basement floors to the front facade; installation of plant, the creation of a terrace at roof level of 22 Grosvenor Square and associated internal and external alterations;

(VARIATION OF APPROVED SCHEME DATED 19.7.16, amendments including creation of entrance on the corner of Grosvenor Square and North Audley Street, creation of sub-basement level to accommodate mechanical plant and staff facilities, single storey extension

to the rear, single storey extension at fifth floor to provide additional hotel accommodation, conversion of ground floor to full food and beverage facilities, creation of mezzanine floor between first and second floor levels to accommodate plant, and other physical works) (figs.10-13)

1.3 One element of the planning application was a Desk-based Assessment, (DBA), produced by Compass Archaeology, (Compass Archaeology, 2017), which concluded that:

- The site is considered to hold low potential for archaeological remains from the Prehistoric to medieval periods apart from cultivation soils or similar agricultural features. However it is possible that much of these levels have been removed by later post-medieval developments, especially in the area of the existing basements, and simply do not survive at all.
- The site is deemed to hold a medium chance to encounter post-medieval deposits in the form of wall footings and foundations of earlier structures shown on cartographic sources, specifically those elements associated with the original 18th century properties of 19B and 20 Grosvenor Square. Again, these may be severely fragmented due to successive demolitions and later developments.
- Due to the site's location within an Archaeological Priority Area, the potential for locally significant 18th century remains, and in light of the total loss of any potential archaeological remains through the excavation of the extended lower ground floor and new basement, a further level of archaeological mitigation is deemed necessary.

1.4 Following consultation with Historic England's Greater London Archaeological Advisory Service, (GLAAS), this WSI has been commissioned in line with the following condition attached to the planning approval described in **1.2** under ref.17/05807/FULL¹:

Condition

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- B. *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic

¹ Pers. Corr. Diane Abrams, 14.08.2017

England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

....the archaeological fieldwork would comprise the following:

Geotechnical Monitoring

- *Archaeological monitoring of geotechnical pits and boreholes can provide a cost effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.*
- *Any geotechnical investigations should be archaeologically monitored to provide an indication of potential survival across the site.*

Watching Brief

- *A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.*
- *Following review of the above, it is likely a programme of archaeological work will be required to mitigate the impact of the development. An Archaeologist should be present during the groundworks including any underpinning as well as after removal of the existing slab. Provision should be made for the full archaeological excavation and recording of any significant remains present. A WSI with targeted aims and objectives and a sampling strategy will be required for approval prior to commencement.*

- 1.5** As agreed with the GLAAS advisor to the City of Westminster Council, Diane Abrams, *this WSI will only cover the first part of the fieldwork; the geotechnical monitoring. It is envisaged that this will act as a further informative and dictate the level / degree of further fieldwork in the form of the potential watching brief.*

2 ACKNOWLEDGMENTS

Compass Archaeology would like to thank Audley Grosvenor Limited for supporting the archaeological research and assessment. Thanks also to Ramsey Ritchie and Stefania Russo of ReardonSmith Architects for providing relevant planning documents and design drawings, and to Richard Stone of Yorktown partners LLP for arranging the site visit.

3 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 The site is located on the northwest corner of Grosvenor Square, southern end of North Audley Road and the junction with Upper Brook Street. Lee Place is situated on the northern boundary of the site, and the residential properties of 2 Lees Place and 1 Upper Brook Street adjoin the site to the east.

The site is roughly rectangular in shape aligned NNW-SSE, and measuring approximately 50m long, (NNW-SSE), by a maximum of 25m wide, (SSW-NNE), and occupies an area of $c1250\text{m}^2$.

The site is currently occupied by three properties; the northwest corner of the plot by 1 Lees Place, the northeast by 43 North Audley Street, and the southern and largest part by 22 Grosvenor Square. The latter two have most recently been used as offices for various companies, whilst 1 Lees Place has remained a mixture of domestic and office space. Lightwells run along the eastern and southern boundaries of the site and a sunken garden / lightwell lies to the rear, (south), of 1 Lees Place.

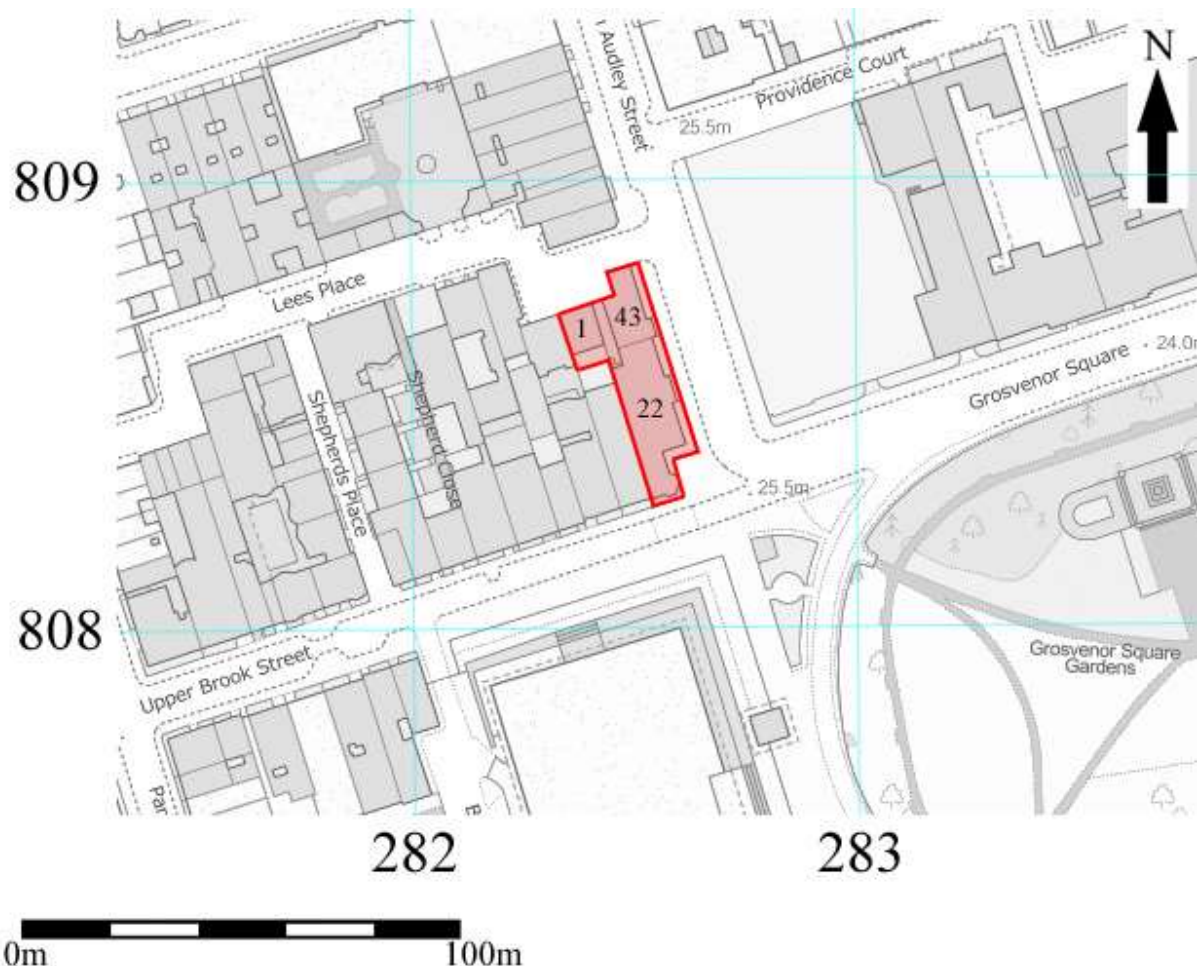


Fig.2: Site location plan detail

3.2 The British Geological Survey, (2006), Sheet 256: North London indicates that the site lies over an area of Lynch Hill gravels which dominate the Mayfair area as far as Regent's Park to the north and the northeast corner of Hyde Park to the west.

Approximately 450m east of the site a tapered corridor of alluvium extends through Mayfair reflecting the ancient course of the River Tyburn. London Clay dominates from Regent's Park northwards, (see fig.5 below).

A single borehole investigation conducted at No.2 Lees Place prior to the present works indicated 2.75m of made ground with gravels present below and to a depth of 8m before the underlying London Clay was reached².

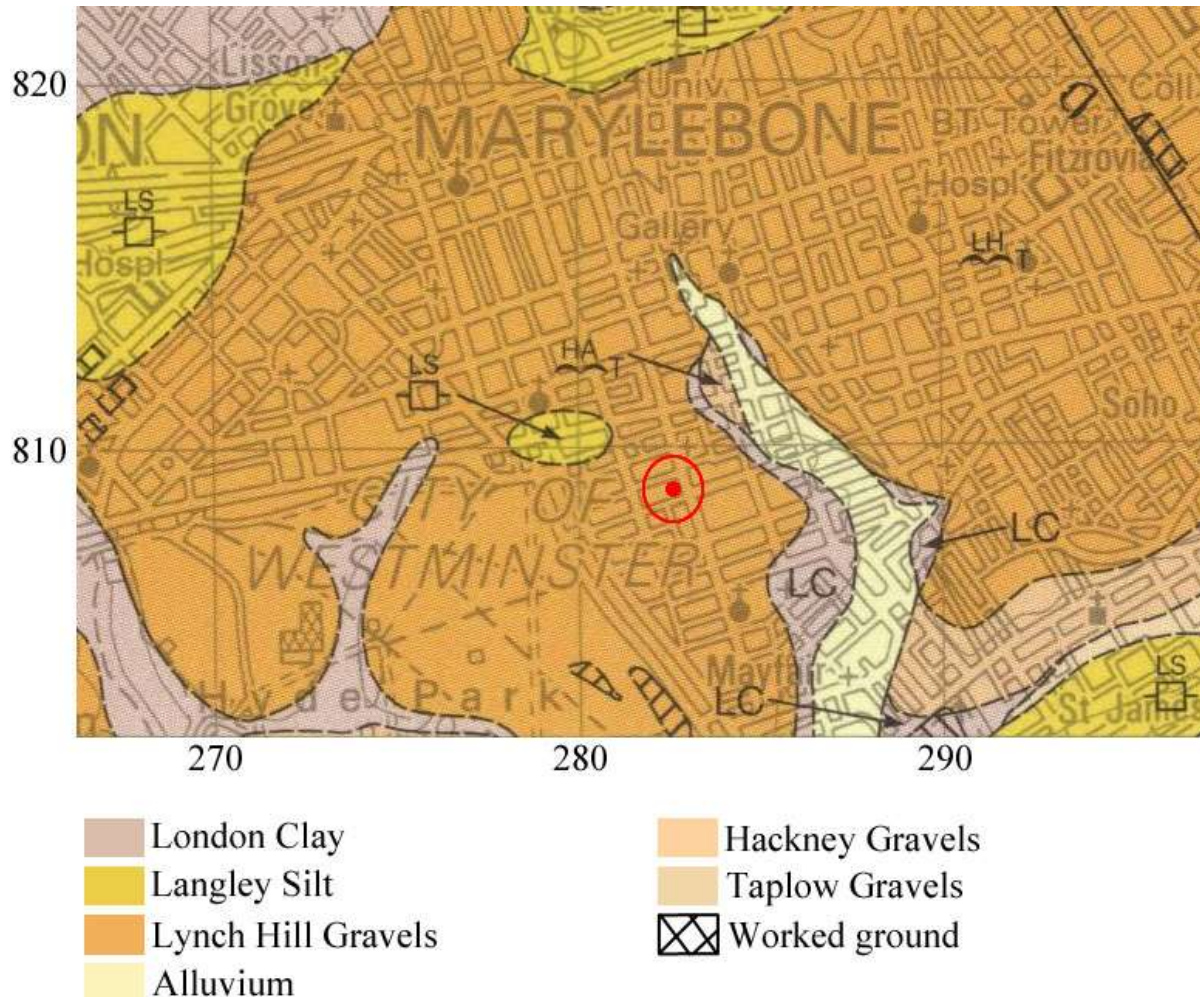


Fig.3: The site in relation to underlying geology as indicated by the BGS 2006

3.3 The surrounding area is relatively level ground resting at between 25.30mOD to 25.60mOD, with a barely perceptible slope up to the north along North Audley Street.

Internal ground floor levels measure from 26.05mOD to 26.35mOD, whereas basement levels vary from 23.08mOD for internal spaces and 22.75mOD in exterior lightwells and under-pavement excavations. The basement levels therefore equate to depths of between c2.2m to 2.85m below street level. The sunken garden / lightwell behind 1 Lees Place lies at approximately 22.30mOD and therefore lies at 3m below street level along Lees Place.

² Soil Consultants, (2014)

4 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

4.1 The following section is drawn from the DBA which accompanied the original planning submission and does not reproduce the historic and archaeological background to the site at length, but offers a summary of the salient points. For a more in depth discussion please refer sections 7 and 8 of the DBA, (Compass Archaeology, 2017).

4.2 A search of the GLHER for a radius of 400m was undertaken, based on an approximate centre point for the site (NGR: TQ28250 80855). This produced a total of 71 relevant records, after removing standing buildings and grouping some of these by location or period this has been reduced to 32. The entries cover a range of material – including archaeological excavations, documentary and antiquarian records, and isolated findspots. The background to the site is discussed in chronological order by period below

4.3 *Prehistoric*

4.3.1 Most recorded archaeology of this period takes the form of chance finds or residual material. Although historically the site lay close to the natural resources of the River Tyburn, and over well drained gravels there is no indication that the area was habitually occupied or settled. There is always the chance that *in situ* Palaeolithic remains may survive within the natural gravels, but the presence of such remains is impossible to predict.

The chances of encountering prehistoric remains is therefore deemed to be low.

4.4 *Roman*

4.4.1 The site is located some distance from the main City and any known Roman roads and too far south of any presumed Roman settlement close to the ford over the Tyburn.

No evidence for intensive occupation has been revealed in the locale and so the chances of encountering such archaeology are deemed to be low.

4.5 *Saxon*

4.5.1 Again the site was located 2km west of the Saxon settlement of Lundenwic and any presumed peripheral settlement during the early medieval period and no remains of this period are identified in the GLHER.

Therefore the site holds a low potential for archaeological remains of the early medieval period.

4.6 *Medieval*

4.6.1 Throughout the medieval period the study area was on the periphery of the capital. The hinterland around the capital was used for a mixture of arable and pasture which would have left only ephemeral features in the archaeological record, agricultural furrows, drainage channels, cultivated soil horizons, post-holes for plot boundaries etc. Such features are highly sensitive to later developments and easily destroyed by

wide-scale stripping of the ground which was likely to have occurred during the 18th century development of the site.

The site has a low potential to find significant medieval archaeological remains, with any survival being limited to cultivation soils and agricultural features of limited value.

4.7 Post-medieval

- 4.7.1** There is some evidence of the local area having been used for brickearth and gravel extraction in the early post-medieval period, probably providing raw materials for the westwards expansion of the City of Westminster during the 17th century. Prior to the early-18th century the study site lay beyond the limits of London as a settlement and formed part of a large cultivated hinterland, (see fig.4). In 1677 Sir Thomas Grosvenor married Mary Davies, daughter of a wealthy scrivener in the City of London. Part of her dowry consisted of 40 hectares / 100 acres of pasture land east of Hyde Park and bounded by Park lane to the West and Oxford Street to the north formally of the Manor of Ebury.
- 4.7.2** Between 1723 and 1741 the majority of the Grosvenor Estate was laid out, occupying the area of land formerly known as 'The Hundred Acres'. Most of the construction work was carried out under private contractors through the granting of building leases, though ownership was retained by the Grosvenor family who collected the ground rents. By 1730 the site is clearly shown to have been occupied by a series of tall, three-storey, properties. These were Nos.19B, and 20 Grosvenor Square, (later Nos.22 and 23), with attached mews cottages to the rear and were probably basemented from the outset, (figs.5 and 6). These properties occupied the footprint of 22 Grosvenor Square and 43 North Audley Street respectively. It is believed that the properties that were originally built in the late-1720s remained largely unchanged up until the turn of the 20th century.
- 4.7.3** In 1906 it was agreed that Nos 22 and 23 Grosvenor Square could be torn down and a new single dwelling numbered 22 Grosvenor Square would be allowed to be built in its stead, (fig.8). Designs were drawn up by Read and Macdonald Architects on commission of the lease-holders the Holloway Brothers. The building that still stands includes a ground floor plus an additional three floors and basements. The site of the rear mews buildings is now occupied by No.43 North Audley Street and No.1 Lees Place, the latter of which was rebuilt in conjunction with and as part of No.1 Upper Brook Street in 1907. However a long term renter could not be found for the property and in 1929 it was agreed that No.22 could be converted into flats with significant interior alterations taking place. Sometime between summer 1940 and autumn 1941 two high explosive bombs struck on Lees Place and North Audley Street causing serious damage to the frontages of No.22 Grosvenor Square and No.1 Upper Brook Street; but the damage was deemed repairable at a cost. The building was granted permission to be converted into offices in 1951, but restricted to certain functions, this restriction was overturned in 1996 and the building served as offices until its recent closure.
- 4.7.4** The development of the Grosvenor Estate from 1723 onwards included significant levels of excavation for foundations, and basements including on the site of 22

Grosvenor Square, 43 North Audley Street and 1 Lees Place, which will have had an impact on any earlier buried remains. However, there is the possibility that some of the 18th century fabric of the original properties 19B and 20 Grosvenor Square may survive below existing basement level.

Therefore the site holds a medium potential to encounter post-medieval remains relating to earlier buildings on the site, but these are likely to be severely truncated / disturbed by the existing basements.



Fig.4: Extract from Henry Overton's, 'A New and Exact Plan of the City of London and Suburbs thereof', 1720



Fig.5: Anon, 'Plan of the parish of St George Hanover Square', 1730

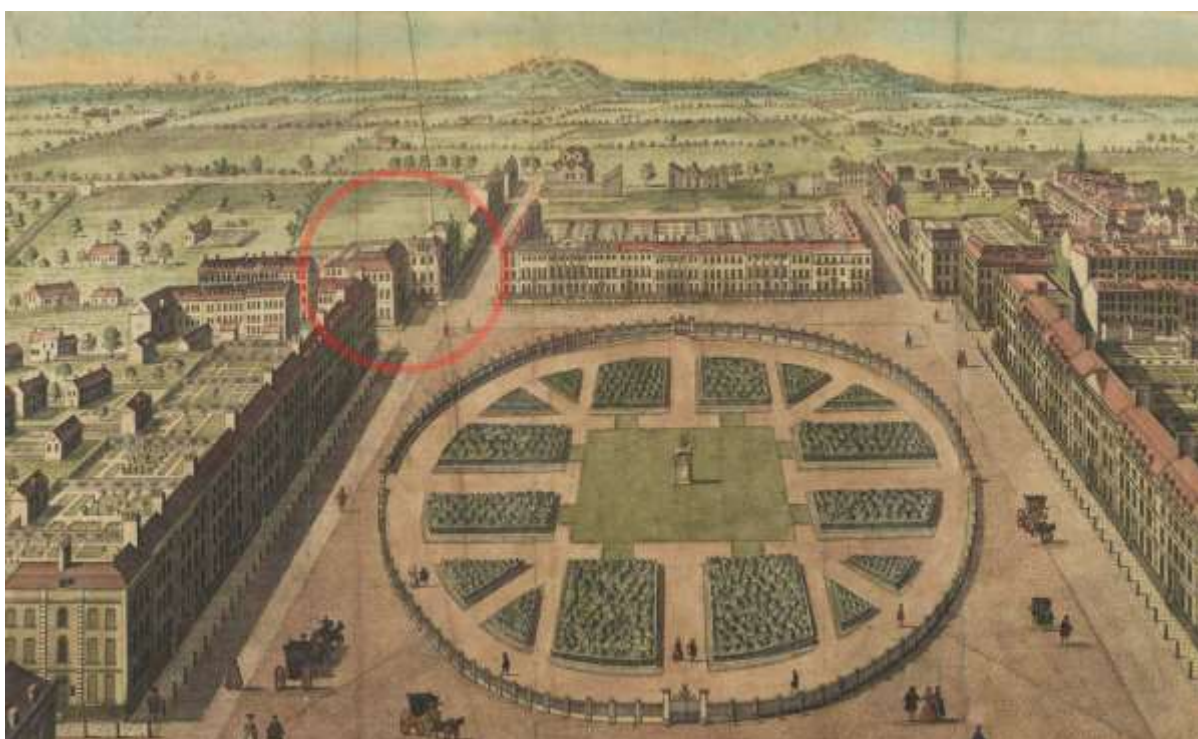


Fig.6: Extract from 'A birds eye view of Grosvenor Square in c1730'



Fig.7: Extract from the First Edition Ordnance Survey map, surveyed 1870, published 1875



Fig.8: Extract from the 1914 revision Ordnance Survey map

5 ARCHAEOLOGY, THE HISTORIC ENVIRONMENT AND PLANNING

- 5.1 This report represents one element in the archaeological planning process, whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in March 2012, which replaces PPS 5 '*Planning for the Historic Environment*' and policies HE6 and HE7.
- 5.2 The Government adopted the National Planning Policy Framework in March 2012. The NPPF integrates planning strategy on 'heritage assets' - bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. NPPF requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.
- 5.3 The site lies within the City of Westminster which has its own policies regarding archaeological remains and development in the form of '*Supplementary Planning Guidance document: Archaeology and Planning in Westminster 1994*'. It also has recommendations for archaeological assessments ahead of any basement developments, (particularly relevant in this instance), within its '*Basement Development in Westminster Supplementary Planning Document, 2014*':
- Withinsites with known archaeological potential, a desk based archaeological assessment, prepared by an accredited archaeological consultant, will be expected as part of any planning application. involving below ground excavation. The council may add conditions to any planning permission requiring on site archaeological investigation, recording and subsequent publication of the results³.*
- 5.4 The '*Westminster City Plan*' document adopted November 2016 also contains a section on heritage assets and reiterates the Councils' commitment to safeguarding Westminster's archaeological assets.
- 5.5 The site lies within the Mayfair Conservation Area, (CA), and the Great Estates Tier 2 Archaeological Priority Area, (APA) as designated by Westminster City Council (see fig.9).
- 5.6 No.22 Grosvenor Square and No.43 North Audley Street are Grade II Listed early-20th century properties. No.1 Lees Place is not nationally listed or on any locally designated list. The development and construction plan is subject to conditions of Listed Building Consent under approval 16/01402/LBC.

The surrounding area contains a number of similarly listed properties including Grade I, II* and II listed buildings, (fig.10), and the development design and execution has taken the setting and character of the locality into account.

³ Westminster Council, Basement Development in Westminster SPD, p.32

5.7 The site is not a Scheduled Ancient Monument and will not affect any.

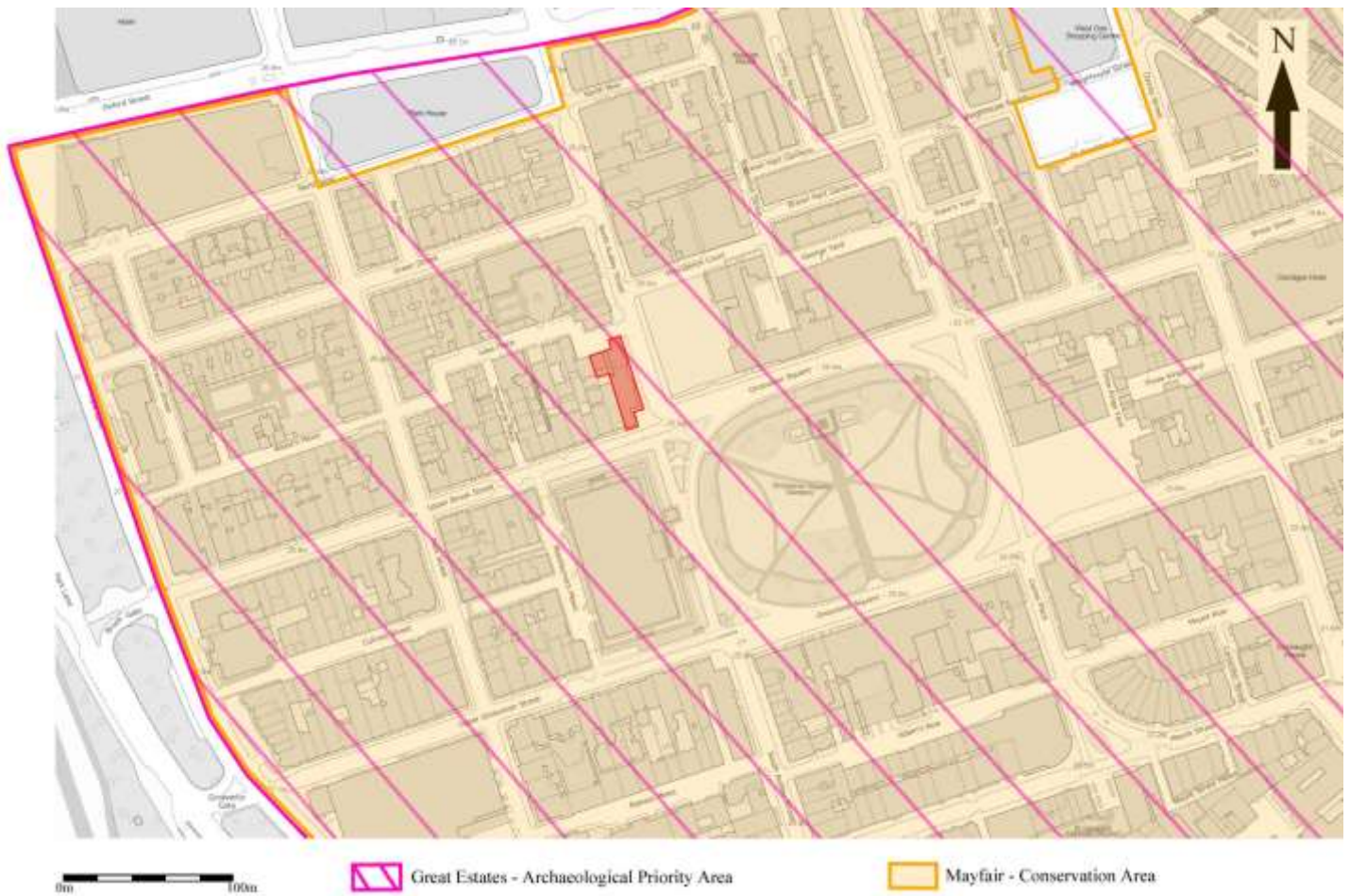


Fig.9: *The site in relation to the Mayfair Conservation Area and the Great Estates Archaeological Priority Area*



Fig.10: The site in relation to nearby listed buildings, including the site itself which contains two Grade II listed properties; 22 Grosvenor Square and 43 North Audley Street

6 THE GEOTECHNICAL SURVEY

- 6.1** As part of the preliminary site works a series of geotechnical investigation was commissioned to provide information regarding soil conditions, slab depths, foundation depths, and to provide further information towards the completion of the proposed construction methodology.
- 6.2** The geotechnical survey included 3 boreholes, 6 window samples and 12 test pits, (figs.11 and 12). The survey covered the footprint of the proposed development primarily within 22 Grosvenor Square and 43 North Audley Street. Boreholes 2 and 3 were located at the northern and southern end of the site respectively at lower ground floor level, with the option to be either inside, or within the lightwells dependent on accessibility. Window samples 1, 2, 4 and 6 were externally located within the lightwells and open yard spaces surrounding the main buildings, window sample 5 was located in the northwest corner of No.43 North Audley Street. Test pits 2, 3, 4, 7, 8 and 10 were internal pits, whilst pit 5 was located in the yard space on the western side of No.22 Grosvenor Square, and pit 9 was located within the external casement in the northeast corner of No.43 North Audley Street. Borehole 1 and test pits 1, 11 and 12 were located at ground floor level in No.1 Lees Place. Test pit 6 and window sample 3 were located at lower ground floor level in the garden of No.1 Lees Place.
- 6.3** The test pits were planned to be dug 0.80m² in plan and up to 1.2m deep, although final dimensioned varied dependent on soils conditions and practical application. They were mainly located against walls and in the corner of rooms to gauge foundation depth. Window samples and boreholes were more centrally located within the rooms / spaces.

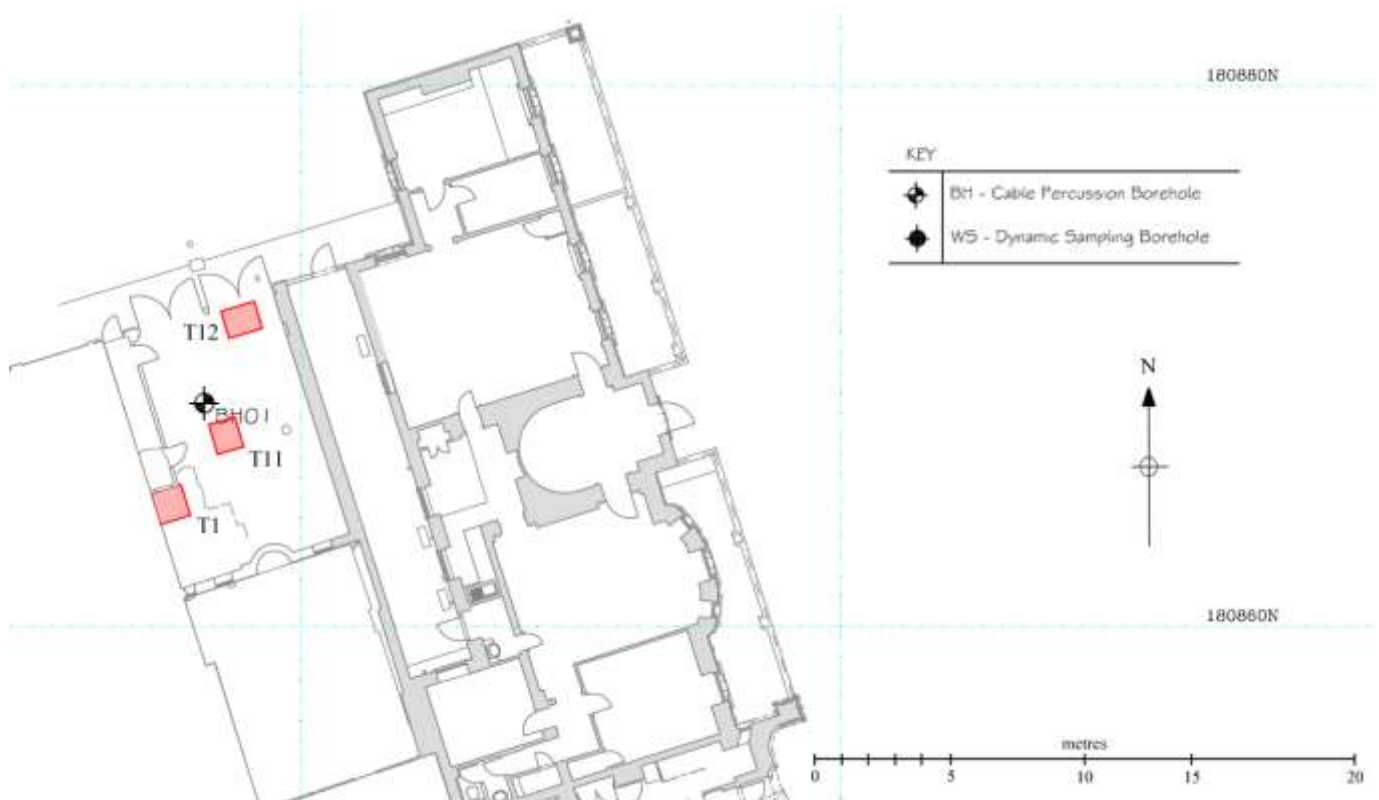


Fig.11: Observed pits at ground floor level in No.1 Lees Place. Test pits are shown in red

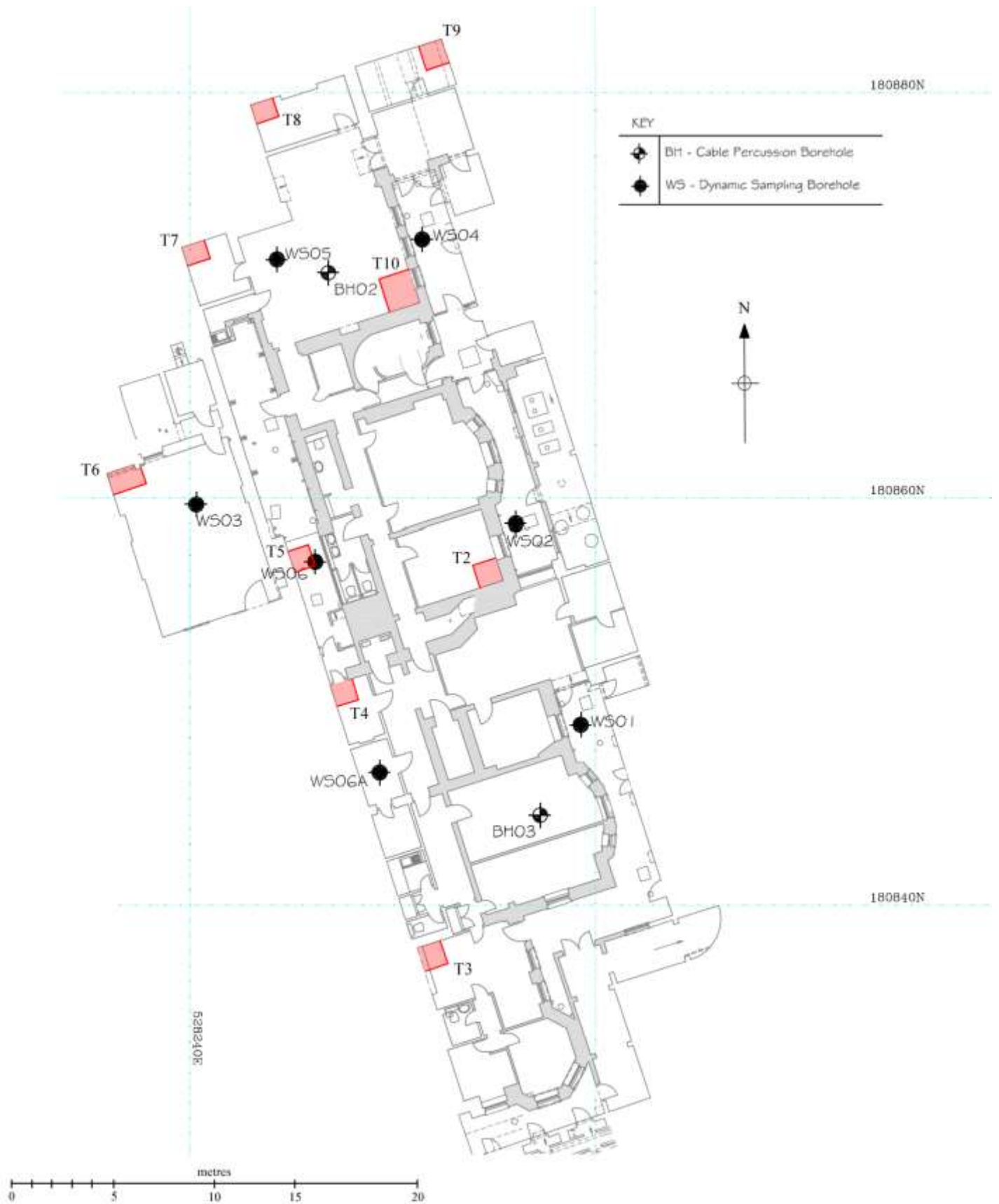


Fig.12: Observations at lower ground floor level in No.1 Lees place, 43 North Audley Street and 22 Grosvenor Square. Test pits are shown in re

7 METHODOLOGY

7.1 Standards

- 7.1.1** The fieldwork was carried out in accordance with current Historic England guidelines (in particular *Greater London Archaeology Advisory Service: Standards for Archaeological Work, 2015*), and to the standards of the Chartered Institute for Archaeologists (*Standard and Guidance for Archaeological Watching Briefs, 2014*). Overall management of the project was undertaken by a full member of the Chartered Institute.
- 7.1.2** Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team held valid CSCS Cards, (Construction Skills Certificate Scheme), and wore high visibility jackets and steel-toe-capped boots as required. All members of the fieldwork team also followed the contractors' health and safety guidelines.
- 7.1.3** The Client and the GLAAS advisor for the City of Westminster Council were kept informed of the progress of fieldwork and any finds.

7.2 Fieldwork

- 7.2.1** The archaeological monitoring exercise entailed the observation of all below ground excavations associated with the agreed geotechnical survey, (see section 6 above).
- 7.2.2** The main focus of the archaeological programme included monitoring of the 12 test pits, (figs.11 and 12), as these were the most accessible and provided the largest window for investigation. These covered the footprint of the proposed development primarily within 22 Grosvenor Square and 43 North Audley Street. The boreholes and window samples were less accessible in terms of archaeological mitigation as they are more 'self-contained' with the results not as easily examined as test pits. Logs of the window samples and boreholes have been examined and used as comparisons with the results of the test pits to create a wider picture across the development site.

Test pits 2, 3, 4, 7, 8 and 10 were internal pits, whilst pit 5 was located in the yard space on the western side of No.22 Grosvenor Square, and pit 9 was located within the external casement in the northeast corner of No.43 North Audley Street. Test pits 1, 11 and 12 were located at ground floor level in No.1 Lees Place. Test pit 6 was located at lower ground floor level in the garden of No.1 Lees Place.

The test pits were planned to be dug 0.80m² in plan and up to 1.2m deep, but actually varied in size and depth dependent on surrounding soil conditions and health and safety considerations.

- 7.2.3** The archaeological monitoring exercise involved one archaeologist on site monitoring progress of the geotechnical test pit excavations.
- 7.2.4** Every effort was made to keep delays to the works programme to a minimum, whilst providing adequate time to properly record any remains.

- 7.2.5 Regarding groundworks; archaeological deposits and features were investigated and recorded in stratigraphic sequence, and where appropriate, finds dating recovered.
- 7.2.6 During excavation, spoil from archaeological levels was deposited separately, in such a way as to facilitate archaeological examination.
- 7.2.7 Archaeological remains and architectural observations were recorded on *pro-forma* sheets by written and measured description, and where necessary drawn in plan and/or section, generally at scales of 1:10. The investigations were recorded on a general site plan, and related to the Ordnance Survey grid. The fieldwork record was supplemented as appropriate by photography.
- 7.2.8 All finds and samples were treated on-site in accordance with the appropriate guidelines, including the Museum of London's 'Standards for the Preparation of Finds'. All identified finds and artefacts were retained and bagged with unique numbers related to the context record, although certain classes of building material may be discarded once an appropriate record has been made. Where necessary, sensitive artefacts will be properly treated in line with the appropriate Standards.

7.3 Archaeological research questions

- 7.3.1 In light of the proposed alterations and groundworks at Grosvenor Square the opportunity to answer the following general and more specific research questions has become possible:

7.4 Post-excavation work and archiving

- 7.4.1 The fieldwork was followed by a programme of off-site processing and assessment; by compilation of a post-excavation report; and by ordering and deposition of the site archive.
- 7.4.2 Appropriately qualified staff have undertaken assessment and, where appropriate, conservation of finds, (see Appendices).
- 7.4.3 The report provides details of methodology and of archaeological remains, finds, and observations plus an interpretation of the deposits / architectural elements investigated, and includes a series of scale drawings, photographs and context descriptions. A short summary of the fieldwork has been appended using the OASIS Report Form, and in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*. Copies of the report will be supplied to the Client, the local planning authority and local studies library.
- 7.4.4 Should significant archaeological findings be made the requirements for further analysis and publication of results (possibly within the *London Archaeologist* or similar vehicle) will be discussed and agreed with the Client.

7.5 Archive

- 7.5.1 Following the issue of the report and any further work that may be agreed, an ordered, indexed and internally consistent site archive will be compiled in line with MoL *Guidelines for the Preparation of Archaeological Archives*.

- 7.5.2** It is proposed that the archive will be deposited under site code GSV18 in the Museum of London Archaeological Archive. The integrity of the site archive should also be maintained, and the landowner will be urged to donate any archaeological finds to the Museum.

8 RESULTS

8.1 What follows is a written description of the observations made during the monitoring exercise supplemented by illustrative photographs and trench plans / sections as appropriate. The observations were undertaken during the course of two site visits. Test pits 2-5, and 7-10 were observed on the 10th January 2018, and test pits, 1, 6, 11 and 12 were observed on the 12th January 2018. The geotechnical pits will be discussed in relation to these site visits. Contexts in the written text are shown in rounded brackets for fills and layers thus (x), and cuts in square brackets [x]. Structures are shown without brackets.

This is followed by a short discussion of the results of the borehole and window sample logs and how these tie into the observed stratigraphy and what they suggest regarding the wider site.

8.2 Geotechnical pits

8.2.1 *Observations on the 10.01.2018*

Test pit No.	Orientation	Length (m)	Width (m)	Depth (m)
2	ENE - WSW	1.20	1.20	1.08
3	ENE - WSW	1.20	1.20	0.64
4	ENE - WSW	1.10	1.10	1.35
5	ENE - WSW	1.12	1.12	0.78
7	ENE - WSW	1.15	1.00	0.60
8	ENE - WSW	1.60	1.20	0.90
9	ESE – WNW	1.25	1.20	0.46
10	NNW – SSE	1.68	1.56	1.10

8.2.1.1 The first site visit entailed the observation of pits 2-5, and 7-10, all located within the footprint of the existing lower basement levels of No.22 Grosvenor Square and No.43 North Audley Street.

8.2.1.2 Of these, test pits 2, 3, 5, 8, 9 and 10 did not reach natural deposits. Pits 4 and 7 exposed compacted yellow, orange and beige sands with some gravelly inclusions but otherwise sterile, which have been interpreted as natural deposits, (3). This said natural sands were exposed at 1.32m below slab level in pit 4, but only 0.19m below slab level in pit 7, (fig.13), which is a significant difference in depth.



Fig.13: *Test pit 7, facing ESE, 0.5m scale. Note the layers of compacted sand forming natural geology immediately below the previous slab formation level.*

8.2.1.2 All the pits contained a depth of made ground, (2) comprising mixed crushed brick, tile, mortar dust and silt. This varied in depth from 0.45m to over 1.00m deep and continued below the base of excavation in test pits 2-5, and 8-10, (figs.14-16). The nature of the material suggests that it may be derived from demolition of previous structures on site, including former basements which were simply knocked down into themselves. Made ground was sealed below the existing basement slab (1) which was between 0.20m and 0.30m thick.



Fig.14: *Test pit 2 facing SSE, 1m scale. Note the depth of the surrounding footings and subsequent truncation of underlying stratigraphy*



Fig.15: *Test pit 9 facing NNW, 1m scale*



Fig.16: *Test pit 3 facing NW, 0.50m scale. Note the surrounding footings, concreted pipe, and the associated made ground*

8.2.1.3 The only notable exceptions to the stratigraphy described above were contexts (13) in test pit 4 and structure 14 in test pit 8 and structure 15 in test pit 10.

8.2.1.4 Context (13) was sealed below made ground (2), and lay above natural sands (3), measured 0.45m thick and comprised a loose strong-brown silt containing occasional gravels, (fig.17). This may have been a disturbed former land surface laid down previous to the development of the site in the 1720s.



Fig.17: Test pit 4, facing ENE, 1m scale. Deposit (13) can be seen towards the base of the pit above the orange gravels

8.2.1.5 Structure 14 was only seen in the southern section of test pit 8. It was sealed below made ground (2), 0.68m below the basement slab level, and took the form of a brick vault with cement bonding. It was not fully exposed, but appeared ‘modern’ in date; early-20th century, associated with the redevelopment of the site in 1905.

8.2.1.6 Structure 15 in test pit 10 was present in the base of the trench at approximately 0.46m below extant basement slab level, (fig.18-19). The structure was sealed below made ground (2), and was a 0.35m (4 course) high brick wall, at least 1.00m long, (E-W), and 0.22m (a single stretcher) wide (N-S). The wall was built of yellow stock brick bonded with a cement mortar, with a 20mm thick layer of black tar-like material,

which was probably a waterproofing technique. This may indicate that the wall was at least partly below ground, and was probably part of a former structure on the site prior to the redevelopments of 1905.



Fig.18: *Test pit 10 facing ENE, 0.5m scale*



Fig.19: *Wall 15 facing SSE, 0.50m scale*

8.2.2 Observations on the 12.01.2018

8.2.2.1 The second site visit observed test pits 1, 6, 11 and 12 in No.1 Lees Place. Pits 1, 11 and 12 were at ground floor level, test pit 6 was at lower ground floor level in the rear yard.

Test pit No.	Orientation	Length (m)	Width (m)	Depth (m)
1	NNW – SSE	1.25	1.15	0.96
6	ENE – WSW	1.70	1.10	0.70
11	NNW – SSE	1.20	0.94	0.65
12	ENE – WSW	1.30	1.10	1.25

8.2.2.2 Test pits 1, 11 and 12 all contained *in situ* structural remains from previous incarnations of 22 Grosvenor Square, and 43 North Audley Street properties.

8.2.2.3 Test pit 1 measured 1.25m long, (NNW-SSE), by 1.15m wide, (NNE-SSW), and was dug to 0.96m deep, 24.24mOD. The majority of the pit was taken up with made ground deposit (2), which continued beyond the eastern and southern limits of excavation. The western side of the pit was taken up by the projecting stepped footings for the party wall with the adjacent property, and its associated construction cut / backfill, [5] and (4) respectively which was 0.44m wide. The south section of the pit exposed earlier wall, 8, aligned E-W and surviving for five courses plus a stepped footing, (0.51m high), immediately below the concrete slab. The wall was exposed as 0.65m E-W and continuing east beyond the edge of excavation. The upper southeast corner of the section and wall 8 were truncated by modern footing 6 which stood to four courses, 0.35m, atop a poured concrete footing which probably formed a former internal division since vanished. Below the base of wall 8, and partly truncated by it, were the remains of a section of curved brickwork 0.35m long, E-NE, and a single stretcher thick, 0.11m, and at least four courses, 0.28m, high, feature 11. The uppermost course of brickwork appeared to form the springing point for a possible dome. This presented a possible interpretation of the structure as a domed soakaway or well. Brick samples taken from this feature dated to the later-17th or 18th century⁴, suggesting it formed part of the original development of the site in the 1720s. The arc of the structure was cut off by construction cut [5] for the party wall footing to the west and by truncation for other interior walls to the north. It may survive at a greater depth but was not fully excavated due to health and safety considerations.

⁴ See Appendix III



Fig.20: Test pit 1, facing SE, 1m scale. Scale rests in front of wall 8, footing 6 is in the top-left of frame and structure 11 is in the bottom-left of frame. Made-ground (2) is shown in front of 11



Fig.21: Test pit 1 facing W, 0.5m scale. Wall footing 6 is in the bottom-left corner of the pit, wall 8 is along the left side of the pit. The stepped footings and construction cut [5] are shown across the west, top, of the pit, and the arc of feature 11 is shown in the base of the pit, left of scale

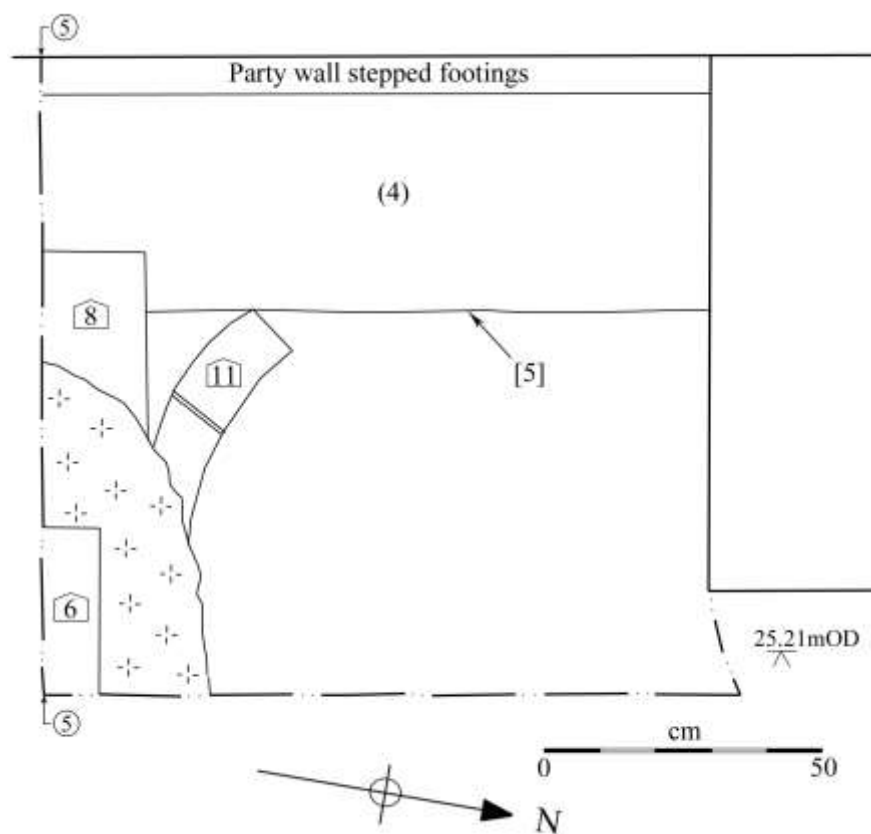


Fig.22: Plan of test pit 1

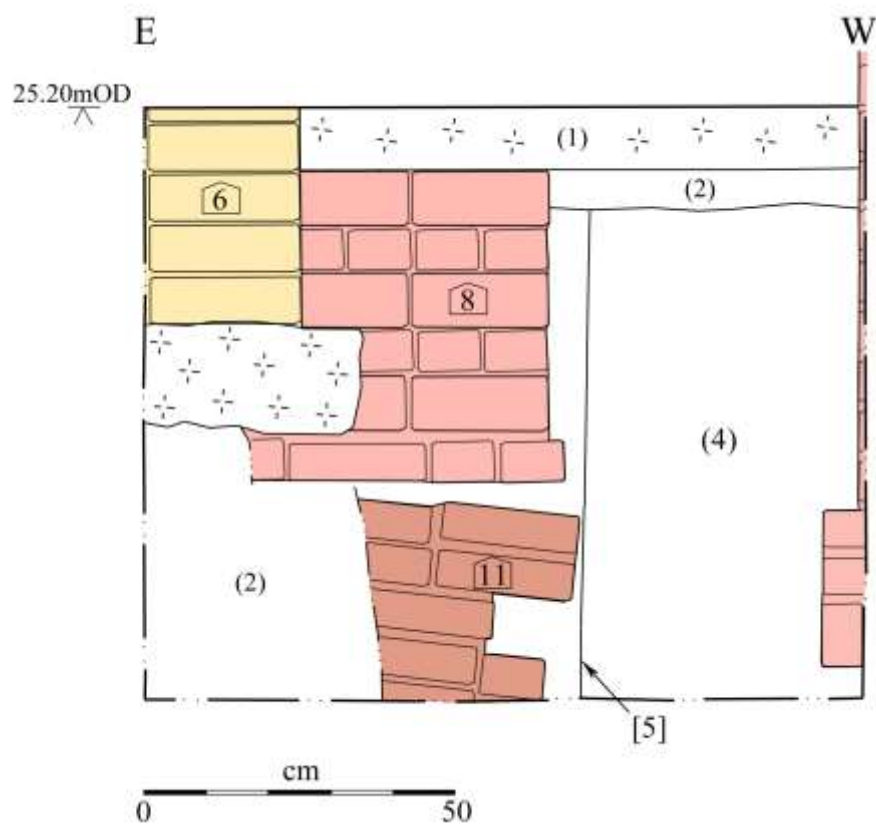


Fig.23: North-facing section through test pit 1

8.2.2.4 Test pit 6 was located in the northwest corner of the rear yard, situated at lower ground floor level, (fig.24). It measured 1.70m long, (E-W), by 1.10m wide, (N-S) and was excavated to a maximum of 0.70m deep, 21.48mOD. The pit contained very little stratigraphy with the extant yard slab, 0.10m thick, overlying 0.40m of mixed brick rubble and dirty gravels. The base of the trench was largely taken up with the construction cut for the adjacent party wall and No.1 Lees Place, however coarse sandy-gravels were observed in the southern section at 0.50m below ground level and interpreted as a natural deposit.



Fig.24: Test pit 6 facing SW, 0.50m scale, note sands in southern section

8.2.2.5 Test pit 11 was dug in the centre of the ground floor room of No.1 Lees Place, measuring approximately 1.20m N-S, by 1.05m E-W and was dug to a depth of 1.15m, 24.07mOD, (fig.26). Natural deposits were not reached in this trench, but a succession of made ground deposits and at least one cut feature were exposed. The base of the pit contained a pale-brown silty-clay deposit, (28), which occupied the western and northern part of the pit. This was cut through by [27], which was not fully excavated due to health and safety limitations. It contained a dark-brown-grey clay-silt with occasional small gravels and charcoal flecking, (26), and exposed to a depth of at least 0.13m deep. This was sealed by deposit (25) which was a layer 0.14m thick, comprised of thin, compacted, sandy-silt lenses of grey-brown-beige colour and which produced several 17th century pottery sherds including Post-medieval redware, Westerwald stoneware and English Tin-glazed ware⁵. This date suggests that cut [27] below is an early feature on the site prior to the development of the Grosvenor Estate. It could be a quarry pit or an agricultural feature such as a boundary or drainage ditch. Deposits (24) and (23) above this 17th century layer were silts up to 0.10m thick but devoid of finds. These were sealed below a layer of re-deposited gravels, (22), 0.23m thick, and probably represents the levelling / works surface from which the 1720 development took place. The fact that it seals all deeper soils / made-grounds and is subsequently cut through by features higher up would support this theory. Gravels (22), were cut by [21], which contained brick culvert 20, (fig.25). The culvert was aligned NNW-SSE, along the western side of the test pit, and measured 0.46m wide externally, (E-W), and 0.46m high, with a brick base, and three courses of side walling before springing to a shallow arched roof. Bricks from this feature were dated to the late-17th to 18th century. This would suggest it belongs to the original phase of development on the site, and may even have served the mews properties to the rear of Nos.19B and 20 Grosvenor Square in the 18th century. The fill from the feature, (18), produced a single sherd of Transfer-printed Whiteware⁶, which would indicate a long period of use, concurrent with the lifetime of the original mews cottages which survived until 1907. Adjacent to culvert 20 was a modern truncation, [17], probably associated with the building of No.1 Lees Place in 1907. These two cuts / features, [17] and [21] were sealed below the extant floor slab, (1).

⁵ Appendix II

⁶ Appendix II



Fig.25: *Fully excavated culvert 20, facing NNW, 0.2m*



Fig.26: *Test pit 11, fully excavated facing NNW, 1m scale*

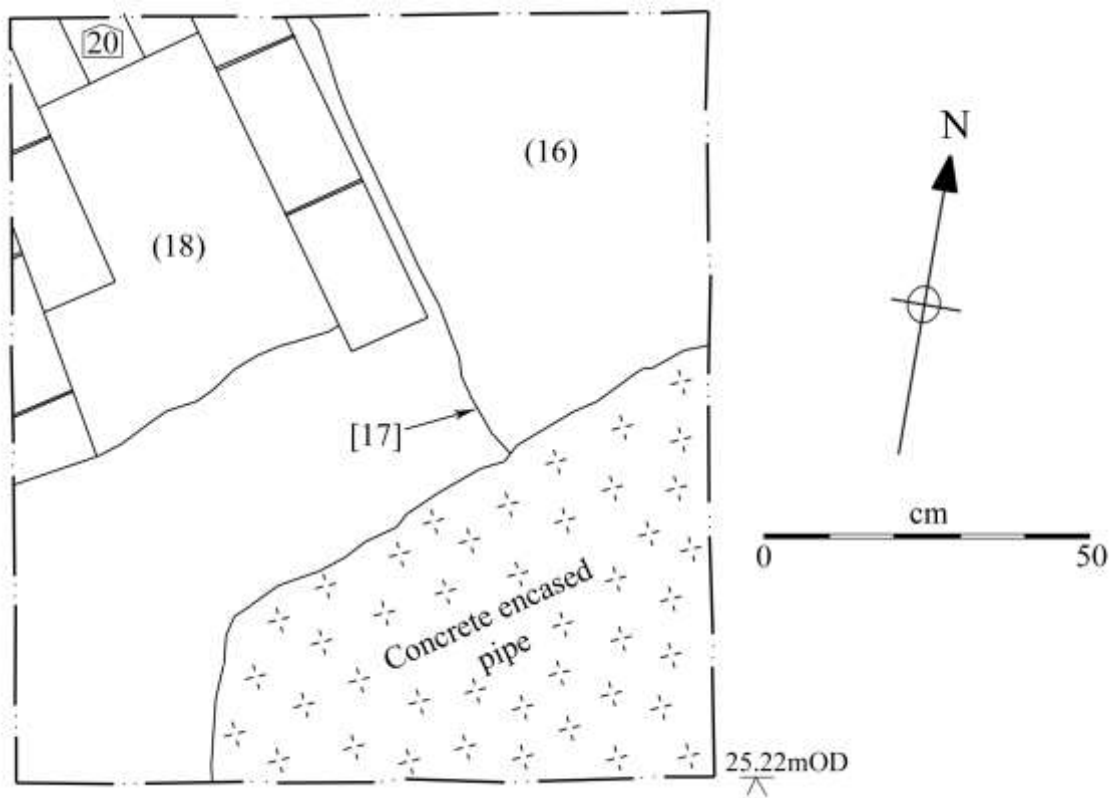


Fig.27: Test pit 1, upper levels, with cut [17] and culvert 20

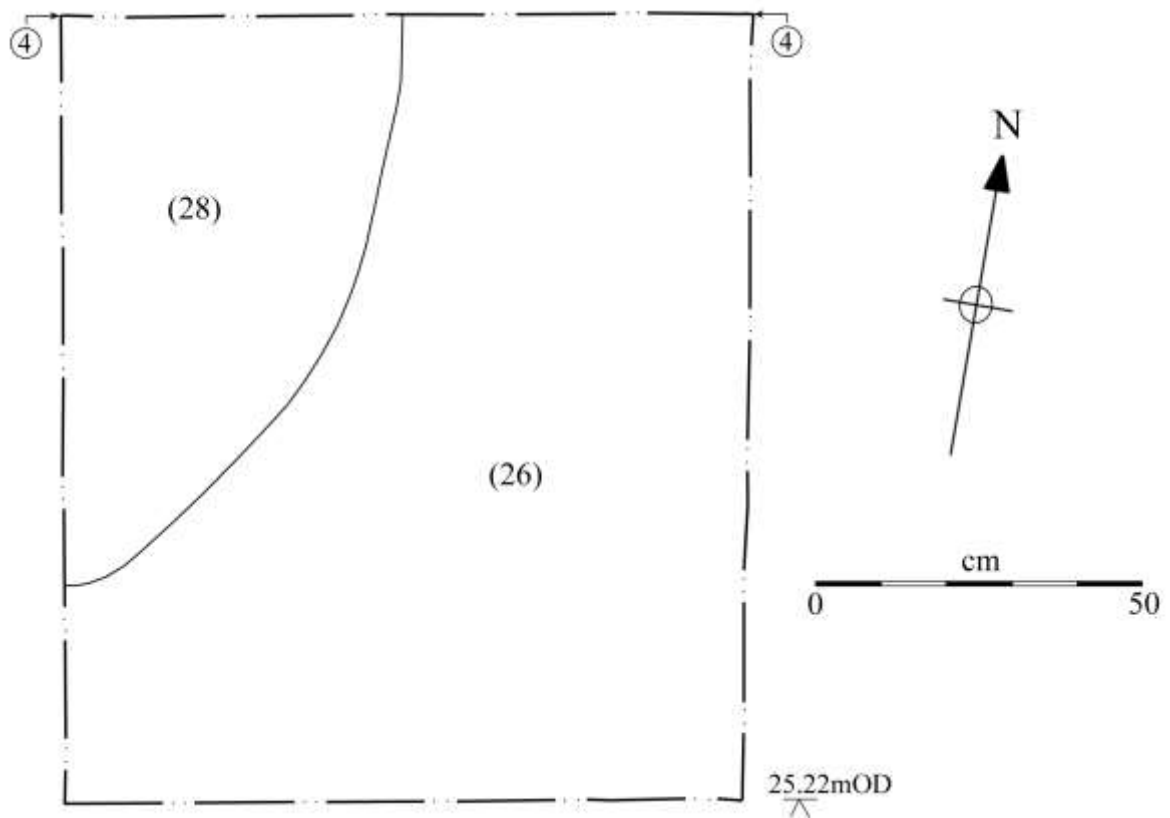


Fig.28: Test pit 1, lower levels with deposits 26 and 28

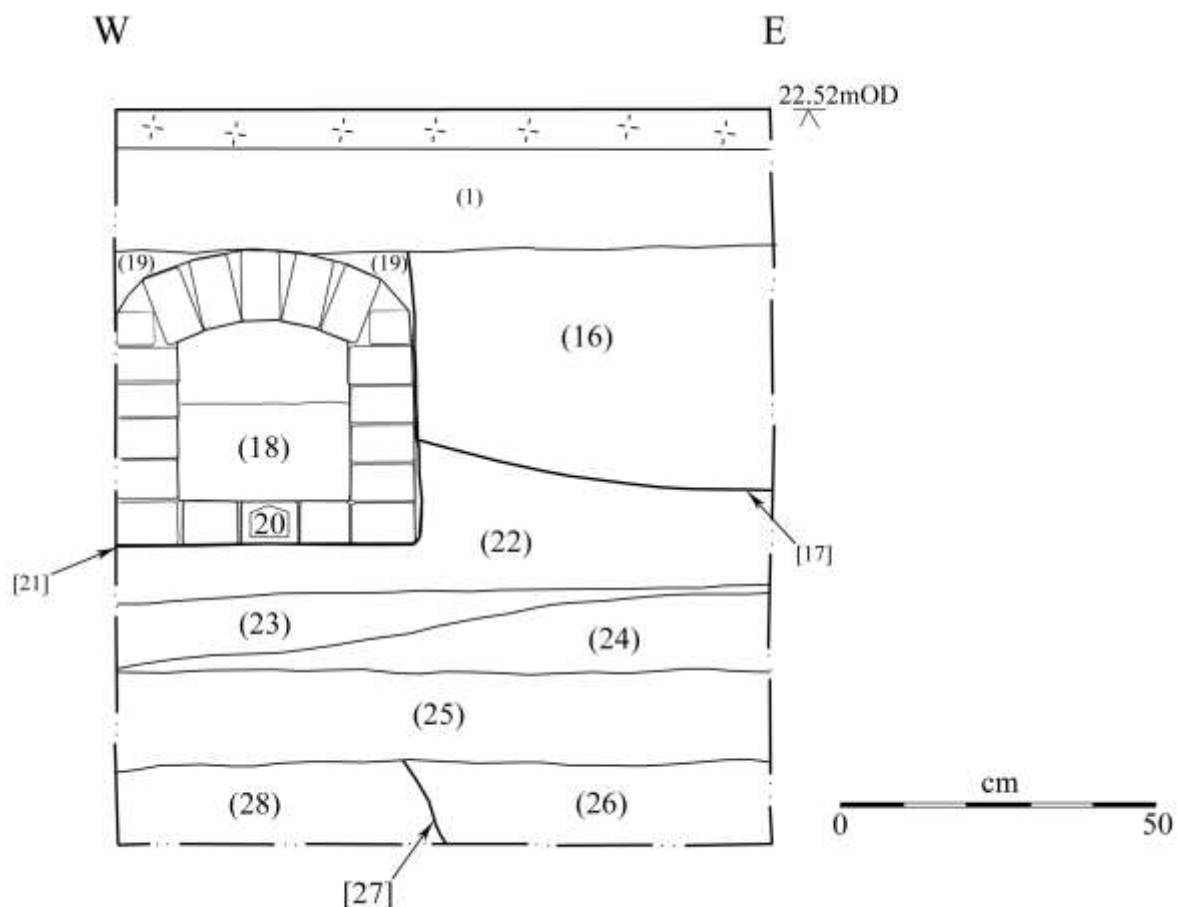


Fig.29: South-facing section through test pit 11

8.2.2.6 Test pit 12 was dug at the front of the property opposite the northeastern set of double doors. The pit measured 1.3m long, (NE-SW), by 1.00m wide, (NW-SE), and was excavated to a depth of 1.25m. This test pit contained a NE-SW aligned wall 30 in its southeastern section, which projected 0.16m into the pit on a stepped footing, (fig.31). The stepped footing sat atop a poured concrete foundation which was set into a wider foundation cut, [31]. Wall 30 continued to the NE and SW beyond the edges of the excavated pit and also to the southeast so its true length and thickness could not be measured. However it did survive to a depth of 0.86m, (12 courses and one stepped course), and was made from uniform red bricks, perhaps machine pressed. The wall contained a section of infilling / repair in the top four courses, centrally located in the wall face. It may represent a former opening in the wall closer to street level, either a doorway or light-well into a basement perhaps. The wall itself was situated approximately 1.40m southeast of the present street frontage, and probably represents the line of a former street frontage. The rest of the pit to the northwest of the wall had been infilled with the same brick rubble (2) as seen elsewhere on the site. In the base of the trench orange gravels were observed in the southeast of the pit, whilst the northwest of the pit contained a deeper brown deposit, (32), which was not investigated further at this stage due to health and safety constraints, but was probably a deeper cut quarry pit or some other pre-1720s feature. Interestingly, from the up-cast material of the test pit, a Roman coin of Constantine, dated 330-350, was retrieved, and would have shown a bust of Constantinopolis on the obverse and

Victory on the reverse, but the detail is almost completely worn away by corrosion⁷. The irregular copy coin may have been issued during a time of extreme shortage in the circulation of coinage. Although the find originated nearby, it is considered residual due to the highly disturbed nature of the made ground within the test pit.



Fig.30: Test pit 12 facing NW, 1m scale. Deposit 32 is visible as a darker arc of material in the bottom left of the pit



Fig.31: Test pit 12, facing ESE, towards wall 30, 1m scale

⁷ Pers.comm. Michael Hammerson

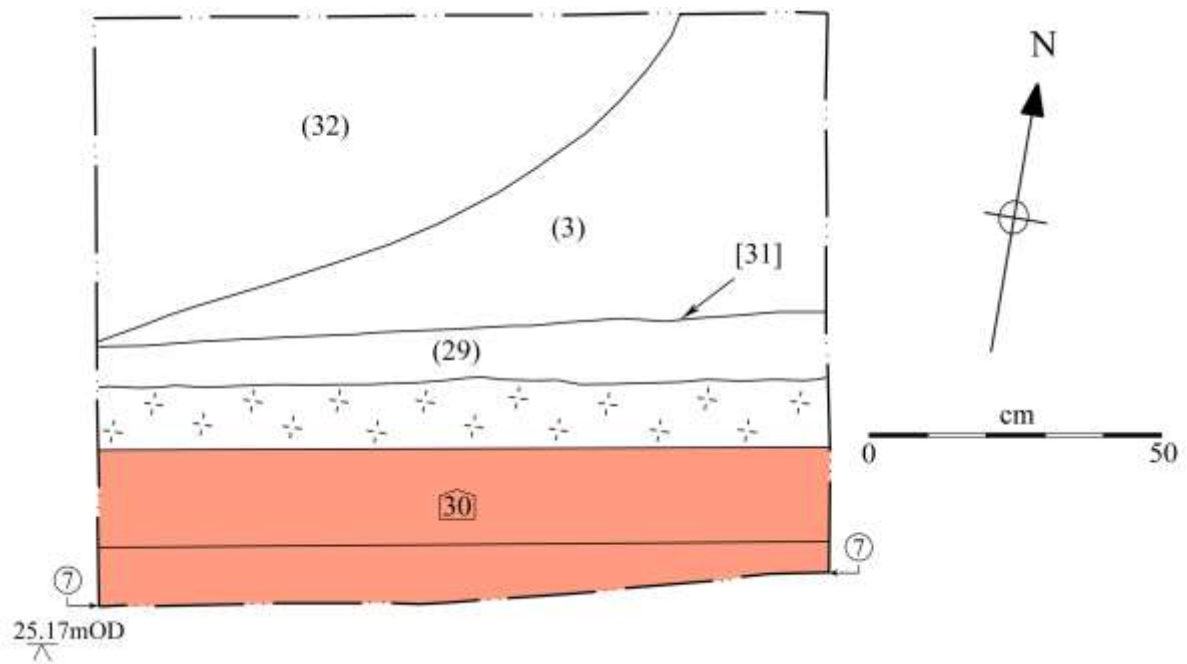


Fig.32: Plan of test pit 12

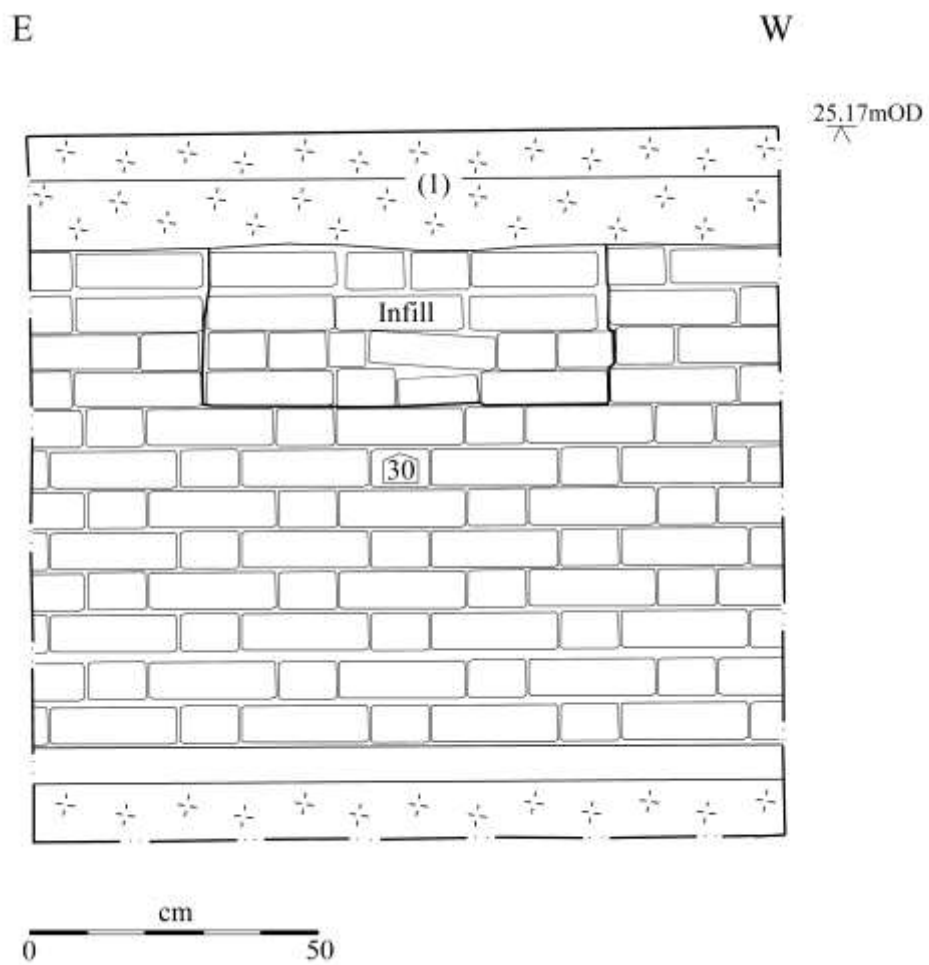


Fig.33: North-facing section through test pit 12

8.2.3 Borehole sand window samples

Borehole / window sample	Depth below ground level which natural was reached	Ordinance datum level on natural (m.OD)
BH1	1.80	23.38
BH2	1.80	21.26
BH3	1.40	21.67
WS1	1.90	20.87
WS2	1.35	21.40
WS3	3.00	19.25
WS4	1.45	21.32
WS5	1.20	21.86
WS6	Not Reached at 1.20	Deeper than 21.86
WS6A	2.00	21.07

8.2.3.1 A total of 3 boreholes and 7 window samples were undertaken by Concept, (fig.), and the table above provides details regarding the depth of natural deposits below the existing lower ground floor slab⁸. As can be seen the results vary; from 1.20m in window sample 5 and 3.00m in window sample 3. The results are visually represented in figs.33-36 below. The levels indicate a shallow downwards slope from NE-SW across the site footprint presumably reflecting the historic topography.

8.2.3.2 The made-ground deposits overlying the natural Lynch Hill Gravels contains large amounts of crushed brick, concrete and dirty sub-angular and sub-rounded flint gravels. This material is likely derived from demolition of the previous 18th century structures on site during remodelling between 1905 and 1907. In tandem with the made ground observed in the majority of the test pits this does not indicate a high level of survival of *in situ* archaeological deposits. It would suggest that the majority of the site footprint has been subjected to substantial below slab disturbance in recent times and that the archaeological survival on site is poor, if not wholly negated.

⁸ Data taken from report produced by Concept, 2018

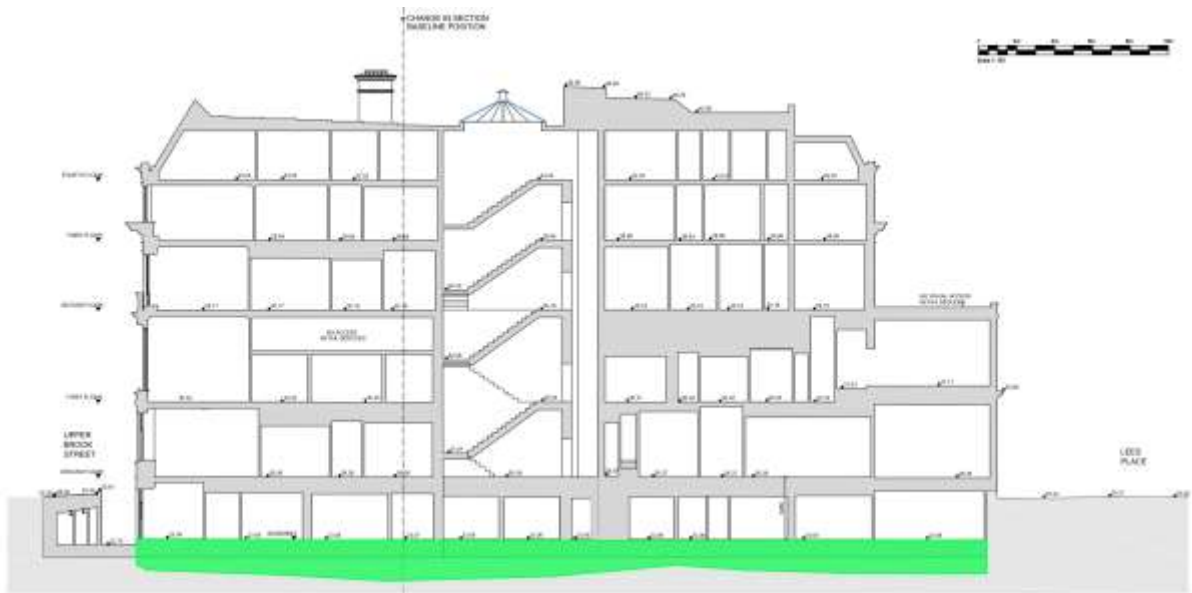


Fig.34: Made ground in relation to the existing, (top), and proposed, (bottom), footprints, with north to the right and south to the left



Fig.35: Section through proposed and existing site with indication of depths of made ground. West to the left and east to the right on each drawing



Fig.36: Section through proposed and existing site with indication of the depth of made ground. West to the left and east to the right. Lees Place to the left, 22 Grosvenor Square and 43 North Audley Street to the right.

9 CONCLUSIONS

9.1 We can now look back at the original research questions set down in the WSI and compare them with the results of the evaluation.

9.2 **Is there any evidence of Prehistoric, Roman or Saxon occupation of the site? If so what is its nature, (domestic / industrial / administrative / religious / agricultural), and what form does it take?**

No evidence of in situ Prehistoric, Roman or Saxon occupation on the site. Most of the pits exposed deep deposits of made ground with very little variance in stratigraphy. The only pre-17th century material recovered was a mid-4th century Roman coin from the up-cast of test pit 12, though this is considered to be residual.

9.3 **Is there any evidence for earlier, medieval, occupation of the site in the form of any building or structures?**

No medieval features were identified during the monitoring of the pits. No medieval finds were recovered and no signs of medieval occupation on the site footprint.

9.4 **Is there any evidence associated with the construction of the above ground structure or its' predecessors in the form of construction cuts, scaffolding pits or work surfaces?**

Only post-medieval structures associated with the 18th century development of the site were exposed in the test pits. These took the form of wall footings, 6, 8, 15, and 30, and structure 14, well / soakaway 11, and culvert 20. These were all either severely truncated such as 8, 11 and 15 or modern in date with limited archaeological significance / value, walls 6, and 30 or structure 14. Although culvert 20 was in a relatively good state of preservation it did not produce a large quantity of dating material and merely confirmed that earlier properties once occupied the site. Associated wall footings or above ground structures were not observed, and probably do not survive to any great extent on site.

9.5 **At what level and to what extent does archaeology survive across the site footprint?**

The archaeology was more prevalent in No.1 Lees Place unsurprisingly because it has suffered less from truncation. They were exposed often immediately below slab level, within the uppermost 0.20m of stratigraphy. This said the remains were by no means complete and of limited archaeological interest. The severe levels of truncation seen across the majority of the site footprint suggest that archaeological survival levels are poor.

9.6 **What is the nature of the underlying geology and at what level is it encountered?**

The geology, where it was exposed within the test pits, was a mixture of sandy gravels (3), which was found between 22.75mOD at the highest instance to 21.28mOD at the lowest. However the gravels were exposed at anywhere between 20.87mOD and 23.38mOD. The natural was exposed at an average depth of c21.50mOD, with the natural topography seemingly sloping NW-SE.

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Anon, *Map of the Grosvenor Estate as it was in the year 1723 with the intended streets about Grosvenor Square*, (published 1831)

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Ordnance Survey *1:2500 Edition of 1916*, (revised 1914)

LCC *Bomb Damage map, Sheet 61: Mayfair and Soho* (1945)

Ordnance Survey Plan *TQ2880 NW: 1:1250 scale*, (Surveyed 1952, published 1952)

Appendix I: Context list

Context No.	Location	Description
(1)	1-4, 6-12	Extant slab and bedding material
(2)	1-4, 6, 8-10	Made ground, (brick and mortar rubble)
(3)	4, 6, 7, 12	Natural geology, (sand and gravels)
(4)	1	Fill of [5]
[5]	1	Construction cut for part wall
6	1	E-W aligned yellow brick footing
[7]	1	Construction cut for wall 8
8	1	E-W aligned red-brick wall 8
[9]	1	Construction cut for wall 8
(10)	1	Backfill of [11]
11	1	Brickwork of domed well / soakaway
[12]	1	Construction cut for 11
(13)	4	Potential buried land surface below made ground
14	8	Possible vault of buried structure in southern section
15	10	E-W aligned footing in base of trench
(16)	11	Fill of modern feature [17]
[17]	11	Cut of modern intrusion
(18)	11	Silting within drain 20
(19)	11	Backfill around drain 20 within [21]
20	11	NNW-SSE aligned culvert
[21]	11	Construction cut for 20
(22)	11	Gravels cut by [21] and [17].
(23)	11	Black silt layer
(24)	11	Brown-orange made ground
(25)	11	Lens of compacted silts
(26)	11	Dark-grey brown fill of [27]
[27]	11	Cut of feature, possible quarry or agricultural feature
(28)	11	Pale-brown silt
(29)	12	Backfill around wall 30
30	12	E-W aligned wall in southern section
[31]	12	Cut for wall 30
(32)	12	Black silty-gravels, fill of [33]
[33]	12	Cut of feature, possibly a quarry pit

Appendix II: The Pottery by Paul Blinkhorn

The pottery assemblage comprised 10 sherds with a total weight of 59g. It was recorded using the conventions of the Museum of London Type-Series (eg. Vince 1985), as follows:

BORDB: **Brown-glazed Border Ware**, 1620 – 1700. 1 sherd, 3g.
PMR: **Post-medieval Redware**, 1580 – 1900. 2 sherds, 25g.
TGW: **English Tin-Glazed Ware**, 1600-1800. 5 sherds, 23g.
TPW: **Transfer-printed Whiteware**, 1830-1900. 1 sherds, 5g.
WEST: **Westerwald-type Stoneware**, 1590-1800. 1 sherds, 3g.

The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 1. Each date should be regarded as a *terminus post quem*. The range of fabric types is typical of sites in the region.

All the sherds were small, and are clearly the product of secondary deposition. The group of TGW from context 25 consisted of a mixture of blue-painted and plain white wares. The latter generally date to the mid-late 17th century (Orton 1988, 321).

Table 1: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

	PMR		WEST		BORDB		TGW		TPW		
Context	No	Weight	No	Weight	No	Weight	No	Weight	No	Weight	Date
0	1	21			1	3					U/S
18									1	5	MOD
25	1	4	1	3			5	23			M17thC
Total	2	25	1	3	1	3	5	23	1	5	

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Appendix III: The Ceramic Building Material by *Sue Pringle*

Context	CBM / Context date	Period	Fabric	Form	Count	Weight	L	B	T	Condition	Comments
11	1650-1800	PM	3032	Brick	2	2124	223	100	63	Rd, V	2 conjoin. Unfrogged; sharp arrises. Very reduced all over. Traces lime mortar on top and base. Late 17th/18th c?
11	1650-1800	PM	3032?	Brick	1	2137	250	100	67	Rd, V	Unfrogged. Heat-distorted, varies from 62-67 mm thick. Flat faces, sharp arrises.
20	1650-1800	PM	3032	Brick	1	1959	225	88-94	66	M, Rd, Ru?	Unfrogged. Base mortared; top surface appears partially abraded. Slightly heat-distorted. Traces of 2 types of lime mortar, re-used?
20	1650-1800	PM	3032?	Brick	1	2161	230	105	66	M, Rd, Ru?, S	Unfrogged; heat distorted. Creased base, looks abraded. One stretcher sooted, and possibly worn? Blobs of black substance or staining on top and 1 header. Re-used? Late 17th/18th century?

Key: M = Mortar; PM = Post medieval; Rd = Reduced; Ru = Re-used; S = Sooted; V = Vitrified

All measurements given in millimetres, (L = Length; B = Breadth; T = Thickness). Weight in grams

The ceramic building material from Grosvenor Square site was fairly unremarkable for examples of the period. It provides evidence for the earlier occupation of the site and type of materials used as well as the structures that may have been present, but does not warrant further analysis.

Appendix IV: OASIS data collection form

OASIS ID: compass1-315348

Project details

Project name	Archaeological monitoring of geotechnical test pits at 22 Grosvenor Square
Short description of the project	<p>In January 2018 Compass Archaeology undertook a program of archaeological monitoring on the site of Nos.22 Grosvenor Square, 43 North Audley Street and No.1 Lees Place, in the City of Westminster, London, W1K 6DT. The monitoring exercise followed on from an archaeological Desk-based Assessment, (DBA), attached to the original planning submission for extension of the existing basements at 22 Grosvenor Square, 43 North Audley Street and 1 Lees Place. The DBA concluded that due to the site's location within an Archaeological Priority Area, the potential for locally significant 18th century remains, and in light of the total loss of any potential archaeological remains through the excavation of the extended lower ground floor and new basement, some form of archaeological mitigation would be necessary. This led to the archaeological monitoring of geotechnical investigations on site. This involved the monitoring of 12 hand dug test pits within the footprint of the proposed development and the interpretation of 4 boreholes and 7 window samples sunk into the underlying geology. The majority of the test pits contained deep made-ground deposits with no archaeological survival. However test pits 1, 10, 11 and 12 all produced structural remains from previous developments on site dating from the early-18th century to the early 20th century. Test pit 12 also produced a single residual mid-4th century Roman coin. The boreholes and window samples all reached natural geology at depths of between 1.20m to 3.00m below present day ground levels, which indicated a high level of below ground disturbance and truncation across the site.</p>
Project dates	Start: 10-01-2018 End: 12-01-2018
Previous/future work	No / Not known
Any associated project reference codes	GSV18 - Sitecode
Any associated project reference codes	west022 - Contracting Unit No.
Any associated project reference codes	16/01401/FULL - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Site status	Conservation Area
Site status	Listed Building

Current Land use Other 2 - In use as a building

Monument type WALLS Post Medieval

Monument type WELL Post Medieval

Monument type CULVERT Post Medieval

Monument type PIT Post Medieval

Significant Finds POTTERY Post Medieval

Significant Finds COIN Roman

Investigation type "Test-Pit Survey"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST
JOHNS WOOD AND MAYFAIR 22 Grosvenor Square, 43 North Audley
Street and 1 Lees Place

Postcode W1K 6DT

Study area 1250 Square metres

Site coordinates TQ 28250 80855 51.511550596005 -0.151638805877 51 30 41 N 000 09 05
W Point

Height OD / Depth Min: 21.48m Max: 22.75m

Project creators

Name of Organisation Compass Archaeology

Project brief originator Historic England GLAAS

Project design originator Compass Archaeology

Project director/manager Geoff Potter

Project supervisor James Aaronson

Type of sponsor/funding body Developer

Name of sponsor/funding body Audley Grosvenor Limited

Project archives

Physical Archive recipient	Museum of London archaeological archive
Physical Contents	"Ceramics","other"
Physical Archive notes	Coin
Digital Archive recipient	Museum of London Archaeological Archive
Digital Contents	"Ceramics","other"
Digital Media available	"Images raster / digital photography","Spreadsheets","Text"
Paper Archive recipient	Museum of London Archaeological Archive
Paper Contents	"Ceramics","other"
Paper Media available	"Context sheet","Drawing","Photograph","Plan","Section","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	22 GROSVENOR SQUARE, 43 NORTH AUDLEY STREET AND 1 LEES PLACE CITY OF WESTMINSTER, W1K 6DT Archaeological monitoring of Geotechnical Investigations
Author(s)/Editor(s)	Aaronson, J
Date	2018
Issuer or publisher	Compass Archaeology
Place of issue or publication	250 York Road, Battersea, SW11 3SJ
Description	A summary report of the findings of the geotechnical test pitting, borehole and window sampling exercise. Includes historic background, planning background, site location, geology, topography, research questions, and the methodology used. It includes a written description of observations made as well as accompanying photographs and appropriate sections and plans, and conclusions drawn.

Appendix V: London Archaeologist summary

22 Grosvenor Square, 43 North Audley Street and 1 Lees Place, WK1 6DT, TQ 28250
80855 James Aaronson Archaeological monitoring of geotechnical pits 10th – 12th January
2018 Audley Grosvenor Ltd GSV18

In January 2018 Compass Archaeology undertook a program of archaeological monitoring on the site of Nos.22 Grosvenor Square, 43 North Audley Street and No.1 Lees Place, in the City of Westminster, London, W1K 6DT.

The monitoring exercise followed on from an archaeological Desk-based Assessment, (DBA), attached to the original planning submission, which concluded that due to the site's location within an Archaeological Priority Area, the potential for locally significant 18th century remains, and in light of the total loss of any potential archaeological remains through the excavation of an extended lower ground floor and new basement, some form of archaeological mitigation would be necessary.

This led to the archaeological monitoring of geotechnical investigations on site. This involved the monitoring of 12 hand dug test pits within the footprint of the proposed development and the interpretation of 4 boreholes and 7 window samples sunk into the underlying geology.

The majority of the test pits contained deep made-ground deposits with no archaeological survival. However test pits 1, 10, 11 and 12 all produced structural remains from previous developments on site dating from the early-18th century to the early 20th century. Additionally, test pit 12 produced a solitary residual mid-4th century Roman coin. The boreholes and window samples all reached natural geology at depths of between 1.20m to 3.00m below present day ground levels, which indicated a high level of below ground disturbance and truncation across the site.