

**103 CHEYNE WALK, SW10 0DQ**  
**ROYAL BOROUGH OF KENSINGTON AND**  
**CHELSEA**  
**AN ARCHAEOLOGICAL EVALUATION**



April 2011

COMPASS



ARCHAEOLOGY

103 CHEYNE WALK, SW10 0DQ  
ROYAL BOROUGH OF KENSINGTON AND CHELSEA

AN ARCHAEOLOGICAL EVALUATION

SITE CODE: CHE 11  
SITE CENTRE NGR: TQ 2681 7749  
PLANNING REFERENCE No: PP/07/00912

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## ***Abstract***

*An archaeological evaluation of the rear part of 103 Cheyne Walk, fronting onto Milman's Street to the west, took place in February 2011. The work was carried out as a condition of planning consent prior to the construction of a new basement development in this area (Royal Borough of Kensington and Chelsea Planning Ref: PP/07/00912).*

*Substantial and significant archaeological remains were observed in trench 1, however little of archaeological interest (except for one pit-feature) was observed in trench 2.*

*The most substantial remains consisted of probable early 17<sup>th</sup> Century brick walls, which formed the eastern and western sides of a basement or cellar, and a bread oven. This must have been part of a significant and substantial building, which would have stood on the site. It is possible that further remains associated with this basement may exist – including substantial basement fills and possible in situ features such as a basement floor.*

*Other significant remains relating to the 18<sup>th</sup> – 20<sup>th</sup> Century development of this area was also uncovered. This included remains of two cottages, both the cottages themselves and their back-yards (including a well, a possible rubbish pit, an outhouse, and the probable spine wall that ran between the two properties).*

*In view of these results it is suggested that further archaeological measures be undertaken in relation to the proposed redevelopment and planning condition. This will probably take the form of an investigation undertaken immediately prior to, or during, the bulk excavation (at the start of the development). This will be discussed with English Heritage and the client.*

| <b>Contents</b>   |   | <b>page</b> |
|-------------------|---|-------------|
| 1                 | Introduction                                    | 1           |
| 2                 | Acknowledgements                                | 1           |
| 3                 | Background                                      | 1           |
|                   | 3.1 Location and topography                     | 1           |
|                   | 3.2 Archaeology and history                     | 2           |
| 4.                | Aims and objectives of the evaluation           | 4           |
|                   | 4.1 Archaeology and planning                    | 4           |
|                   | 4.2 The archaeological brief                    | 5           |
|                   | 4.3 Archaeological research questions           | 5           |
| 5                 | Evaluation methodology                          | 6           |
| 6                 | The archaeological evaluation                   | 9           |
|                   | 6.1 Summary of the findings                     | 9           |
|                   | 6.2 Trench 1                                    | 9           |
|                   | 6.3 Trench 2                                    | 37          |
| 7                 | Assessment of the results of the evaluation     | 41          |
| 8                 | Conclusions                                     | 42          |
| 9                 | References                                      | 43          |
| <b>Appendices</b> |   |             |
| I                 | OASIS Data Collection Form                      | 44          |
| II                | <i>London Archaeologist</i> publication summary | 47          |
| III               | Pottery report                                  | 48          |
| IV                | Brick report                                    | 50          |
| V                 | Clay Pipe report                                | 54          |
| VI                | Other finds                                     | 54          |

| <b>Figures</b>  | <b>page</b> |
|---|-------------|
| <i>Front cover</i> : Photo of trench 1, looking east                                    |             |
| 1 1894-96 OS Map  | 3           |
| 2 19 <sup>th</sup> Century photo of cottages along eastern side of Milman Street        | 4           |
| 3 Plan of proposed evaluation trenches  | 7           |
| 4 Plan of actual evaluation trenches  | 8           |
| 5 Plan of trench 1 – modern features  | 10          |
| 6 Photo of trench 1 from the east – clearly showing the modern iron tank at western end | 11          |
| 7 Plan of trench 1 – 18 <sup>th</sup> -20 <sup>th</sup> Century features                | 15          |
| 8 Rocque’s Map, 1746 (with Milman Row highlighted)                                      | 16          |
| 9 Richardson’s Survey of Chelsea, 1769 (with Milman Row highlighted)                    | 17          |
| 10 Greenwood’s Map, 1827 (with Milman Row highlighted)                                  | 17          |
| 11 First Edition 25inch OS Map, 1865-79 (with site marked)                              | 18          |
| 12 OS Map, 1894-96 (with site marked)   | 18          |
| 13 Photograph of spine wall [20]  | 19          |
| 14 Photo of tiled floor [22]  | 20          |
| 15 Photo of tiled-floor [22]  | 20          |
| 16 Photo of brick domed well [25]   | 21          |
| 17 Photo of inside of well [25]   | 21          |
| 18 Photo of inside of well [25]   | 22          |
| 19 Photo of pottery from [17] – Franklin’s maxims plate                                 | 23          |
| 20 Photo of yellow stock brick box feature [15] from above                              | 23          |
| 21 Photo of wall [21]   | 24          |
| 22 Photo of brickwork [26]  | 25          |
| 23 Plan of trench 1 – earlier (17 <sup>th</sup> Century) features                       | 27          |

|    |  |    |
|----|--|----|
| 24 | James Hamilton's Survey of Chelsea, 1664-1717 (with Milman Row highlighted)                                      | 29 |
| 25 | Photo of plastered face of wall [31]   | 30 |
| 26 | Photo of walls [31] and [26]   | 30 |
| 27 | Photo of walls [31] and [26]   | 31 |
| 28 | Photo of wall [32]   | 31 |
| 29 | Photo of trench from the west, clearly showing walls [32], and [31] – thereby showing the extent of the basement | 32 |
| 30 | Photo of oven [28]   | 33 |
| 31 | Photo of oven [28]   | 33 |
| 32 | Photo of oven [28]   | 34 |
| 33 | Artistic depiction of oven, 1568   | 34 |
| 34 | Ralph Treswell's Survey of 90-94 West Smithfield, 28-30 Cow Lane (1612) – clearly depicting ovens off kitchens   | 35 |
| 35 | Eastern section of trench 2  | 39 |
| 36 | Photo of northern half of trench 2, clearly showing pit [4]  | 40 |
| 37 | Photo of trench 2 from the south   | 40 |

## **1. Introduction**

- 1.1** This report describes the results of an archaeological evaluation of a proposed development at the rear of 103 Cheyne Walk, fronting Milman's Street to the west. The evaluation took place as part of the planning process for the construction of an 'L'-shaped basement in this area (Royal Borough of Kensington and Chelsea Planning Ref: PP/07/00912).

The evaluation fieldwork was undertaken by Compass Archaeology between the 21<sup>st</sup> – 28<sup>th</sup> February 2011.

- 1.2** The site lies in an Archaeological Priority Area and has potential for a range of archaeological remains from prehistoric date onwards, although late medieval and earlier post-medieval evidence may be of particular significance. The land appears to be in the vicinity of a medieval farmhouse, which was incorporated into the estate established by Sir Thomas More in the 1520s. This was followed by probable mid 17th century development of residential housing fronting onto Milman's Street.
- 1.3** English Heritage advised that a preliminary archaeological evaluation of the site should be undertaken in response to the condition of planning consent, prior to the start of development.

A subsequent Written Scheme detailed the proposed evaluation. This proposed a total of two trial trenches, located within the development footprint and covering a total area of c.24.25 square metres (approximately 10% of the proposed development) at the level of potential archaeology or natural.

## **2. Acknowledgements**

The archaeological evaluation was commissioned by Richard Cheesman, Amin Taha Architects Ltd, on behalf of Ms Dove-Edwin and Mr Paul Ellis.

The fieldwork was monitored by Robert Whytehead of English Heritage GLAAS, on behalf of the Royal Borough of Kensington and Chelsea.

## **3. Background**

### **3.1 Location and topography**

- 3.1.1** The site in which the basement is to be constructed occupies a roughly 'L'-shaped plot, measuring about 28m by 17m, and approximately centred at National Grid Reference TQ 2681 7749. The existing buildings consisted of a single storey structure to the east and a separate garage to the west fronting Milman Street, although these were demolished prior to the evaluation.
- 3.1.2** According to the British Geological Survey (*Sheet 270*, 1998) the site overlies a natural River Terrace Deposit (Kempton Park Gravel). This is confirmed by

a recent trial pit and borehole investigation (*Hace Technical Services, Job No. L6216/01*, Jan. 2007), although this also indicates some substantial truncation of natural deposits which was initially thought to be the result of localised quarrying. Up to 3.5m of made ground is recorded, mainly a compact silty clay with brick rubble and some gravel: this was located in two areas, mainly around the eastern part of the larger proposed trench and at one point towards the northern end of the smaller trench. However, elsewhere the overburden is between 0.9m and 1.7m deep and overlies apparently natural angular gravel.

**3.1.3** The present ground surface is fairly level, at about 5.00m OD.

## **3.2 Archaeology and history**

**3.2.1** There is some local evidence for prehistoric settlement, including finds from the Thames and from more recent archaeological investigation. Struck flint and pottery finds plus some *in situ* features have been recorded near Chelsea Old Church (site codes CHY96; OCR97; OCU00) and at the Old Rectory (site code ORC91).

**3.2.2** Roman features have also been found near the Church (sites OCU00; OCR97). These include pits, ditches and possible beam slots, perhaps associated with a rural settlement.

**3.2.3** The name Chelsea suggests early Saxon settlement, although the first mention is in AD 785. There is some archaeological evidence for pre-Conquest settlement, particularly near the Old Church: at the rear of 6-16 Old Church Street middle Saxon features included a possible timber structure, plus a Saxo-Norman ditch. Timbers found in 1996 in the Thames just west of Battersea Bridge date to the period 700-900 AD, and appear to be a fish-trap.

**3.2.4** The core of the medieval settlement was around the church, manor house and riverfront. The medieval parsonage, recorded in 1388 but possibly much earlier, was apparently located at the southern end of the later Milman's Street and roughly opposite the present site. Other medieval buildings are also indicated by the link between assized rents and commoning, including a farmhouse that appears to have been the forerunner of Lindsey House – and so just to the southeast of the evaluation site. Archaeological work in the vicinity of the Old Church has revealed features of mid 11th to 14th century date, including pits, postholes, ditches and possible bedding trenches (site codes CHY96 & OCU00). Later medieval and early post-medieval remains are also recorded from these sites and from work at the Old Rectory and Crosby Hall (codes ORC91 & CCW93).

**3.2.5** 103 Cheyne Walk formed part of the landholding that was assembled by Sir Thomas More to create his Chelsea estate in 1524. It is not clear where the main house was located, although it is recorded that More constructed a new building containing a chapel, library and gallery at a 'good distance' from his mansion. It is possible that the latter occupied existing accommodation close to



the riverside road, with the 'new building' to the north (and northeast of the present site) forming the core of the later Beaufort House.

**3.2.6** In the early 17th century (c.1617-19) Gorges House was built directly to the north of the site. The southern extent of the associated garden is probably represented by the present-day property boundary that includes the northern limit of 103 Cheyne Walk. The farmhouse on More's estate was also apparently rebuilt during the 17th century and subsequently became known as Lindsey House.

**3.2.7** In 1646 a plot of land was leased which may well include the present site: this is described as a brick barn and adjoining ground where a dovehouse formerly stood, enclosed with a brick wall. The lessee, a Chelsea bricklayer by the name of William Cox, established five houses on the site. These may well include the three adjoining brick cottages, of two storeys with dormers in the tiled roofs, which are subsequently recorded as Nos. 55-59 Milman's Street. These appear to be shown on Hamilton's map (1664-1717) and certainly appear in two later 19th/early 20th century photographs. The northernmost property may be later – perhaps a rebuild – but those to the south stand within the present site boundary (fig. 1) and may well be of mid 17th century date.

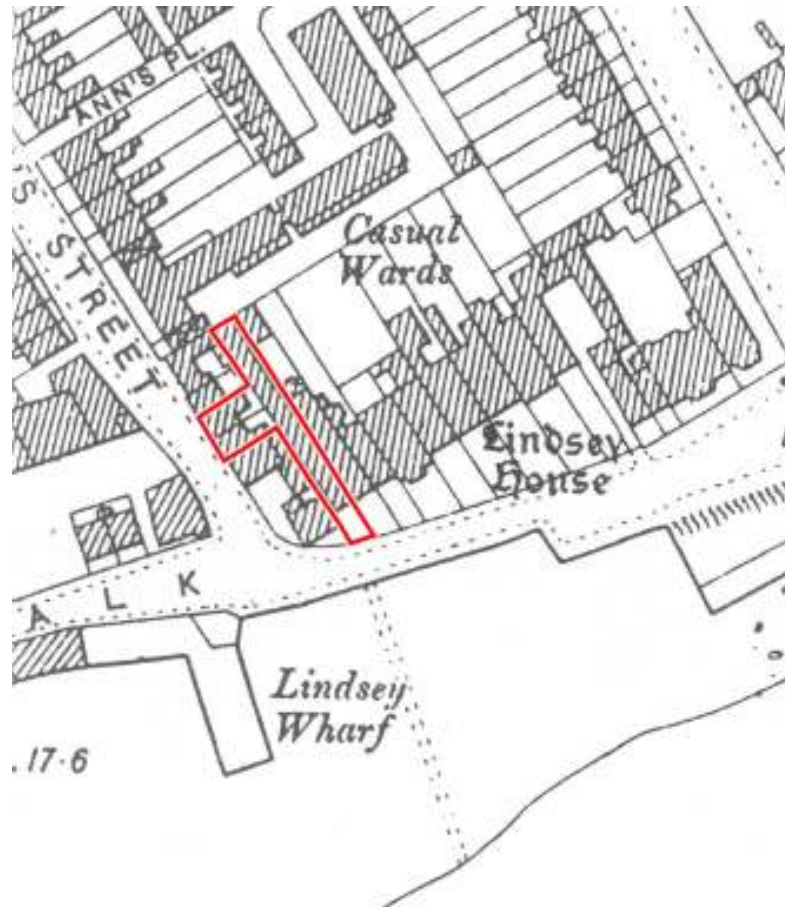


Figure 1: 1894-96 OS Map



*Figure 2: 19<sup>th</sup> Century photo of cottages along eastern side of Milman Street, copyright English Heritage (NMR.BB013038)*

#### **4. Aims and objectives of the evaluation**

##### **4.1 Archaeology and planning**

Substantial alterations and refurbishment are proposed to the site of 103 Cheyne Walk (Planning ref. PP/07/00912/CHSE/4055). This will include a major northward extension of the existing basement, to cover the full building footprint and to accommodate facilities including a swimming pool, gym, events room and studio. The proposal drawings indicate that the formation level of the new basement slab will be approximately 3.7m below ground level, with the base of the pool about 2m deeper.

An archaeological evaluation of the development site was recommended by English Heritage as part of the Local Authority planning process, to form a condition of planning consent.

#### **4.2 The archaeological brief**

The accepted brief for archaeological evaluation is to determine, as far as is reasonably possible, the location, extent, date, character, condition, significance, and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment (English Heritage, *Model Brief for an Archaeological Evaluation*). This will provide a basis on which decisions can be taken as to the need for any further archaeological action (e.g. preservation *in situ* or further archaeological investigation), or for no further action.

The general methodology is set out in DOE Planning Policy Statement 5 '*Planning for the Historic Environment*' March 2010 (PPS5).

In addition, a site-specific *Written Scheme of Investigation for an Archaeological Evaluation* was produced (Compass Archaeology, June 2010).

#### **4.3 Archaeological research questions**

The evaluation presented an opportunity to address several research questions, as defined in the preliminary Written Scheme of Investigation:

- Is there any evidence for prehistoric or Roman activity, including *in situ* features? How does this relate to other finds made in the area?
- Is there any evidence for Saxon or early medieval activity, and what is the nature of this? In particular, can finds or features be related to occupation in the immediate area?
- What evidence is there for medieval and earlier post-medieval activity? Is there any evidence for the farmhouse thought to have been located in this area and subsequently incorporated into Thomas More's estate?
- What is the nature of the deep made ground deposits recorded in the soil investigation: is it likely that these represent backfill following localized gravel quarrying, and what dating evidence is there?
- What evidence is there for the adjoining cottages that are recorded on the Milman's Street frontage, and can these be dated to the documented development of the mid 17<sup>th</sup> century? Is there evidence for the historic property boundary to the rear, or for occupation/activity in what was then a separate landholding on the eastern side of the present site?

## 5. Evaluation methodology

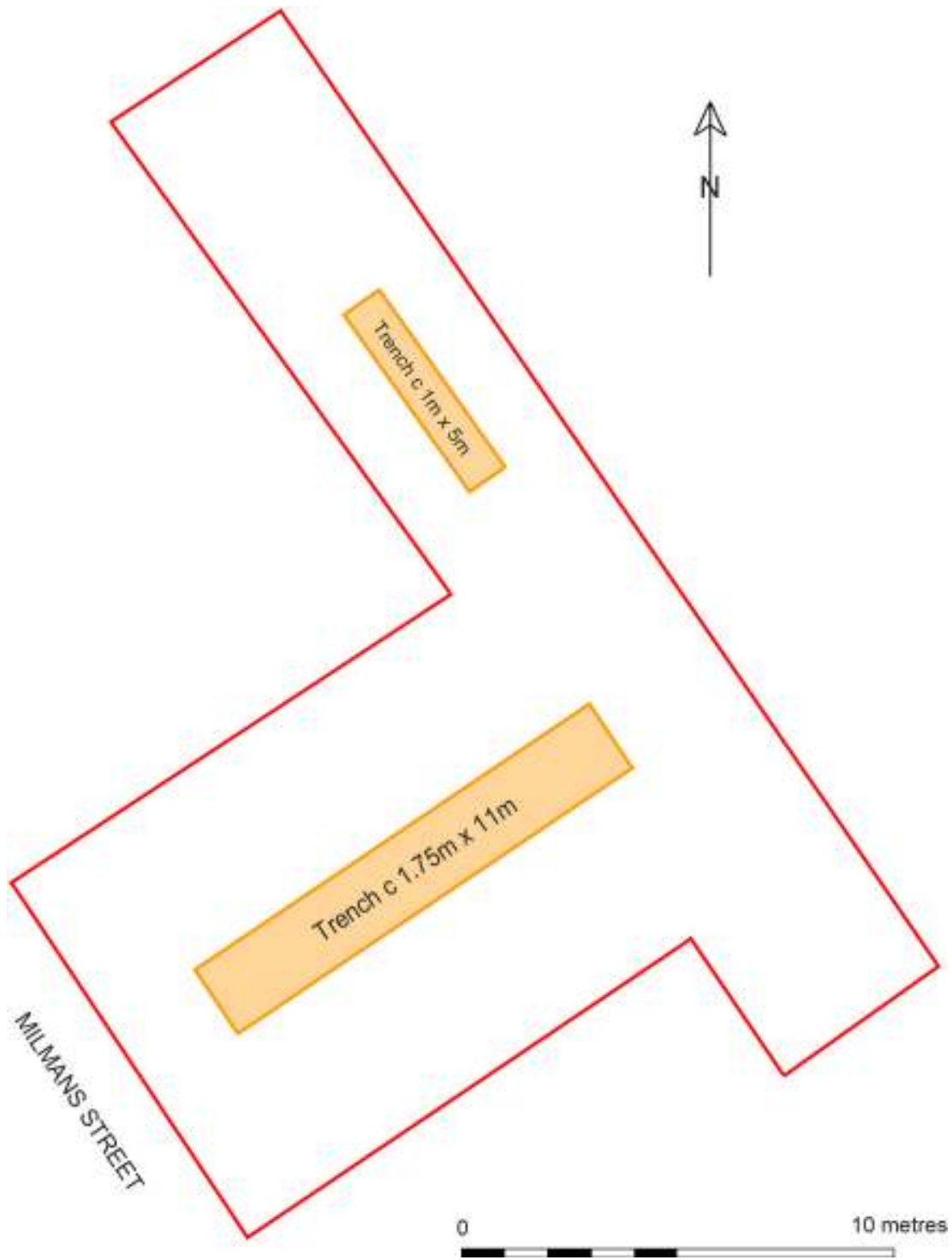
- 5.1 The evaluation was carried out in accordance with the English Heritage guidelines (including Standards and Practices in Archaeological Fieldwork, 1998) and those of the Institute of Field Archaeologists (Standard and Guidance for Field Evaluations). A Written Scheme was produced and agreed prior to the start of fieldwork.
- 5.2 The field evaluation comprised two trial trenches, located as shown on Figure 4, within areas of the proposed building development. The trenches measured 10m X 1.8m (trench 1) and 5m X 1.1m (trench 2), giving a total area of *c.*24 square metres at the level of potential archaeology or natural.

The trenches were opened by a JCB mechanical excavator using a toothless bucket and working under archaeological supervision. Recent deposits and disturbed or made ground were removed (by machine and hand) to the highest depth at which archaeology was encountered (generally *c.*1m beneath modern ground-surface), at which depth the trench could be entered. The exposed surfaces and sections at this depth were investigated by hand, recorded, drawn and photographed.

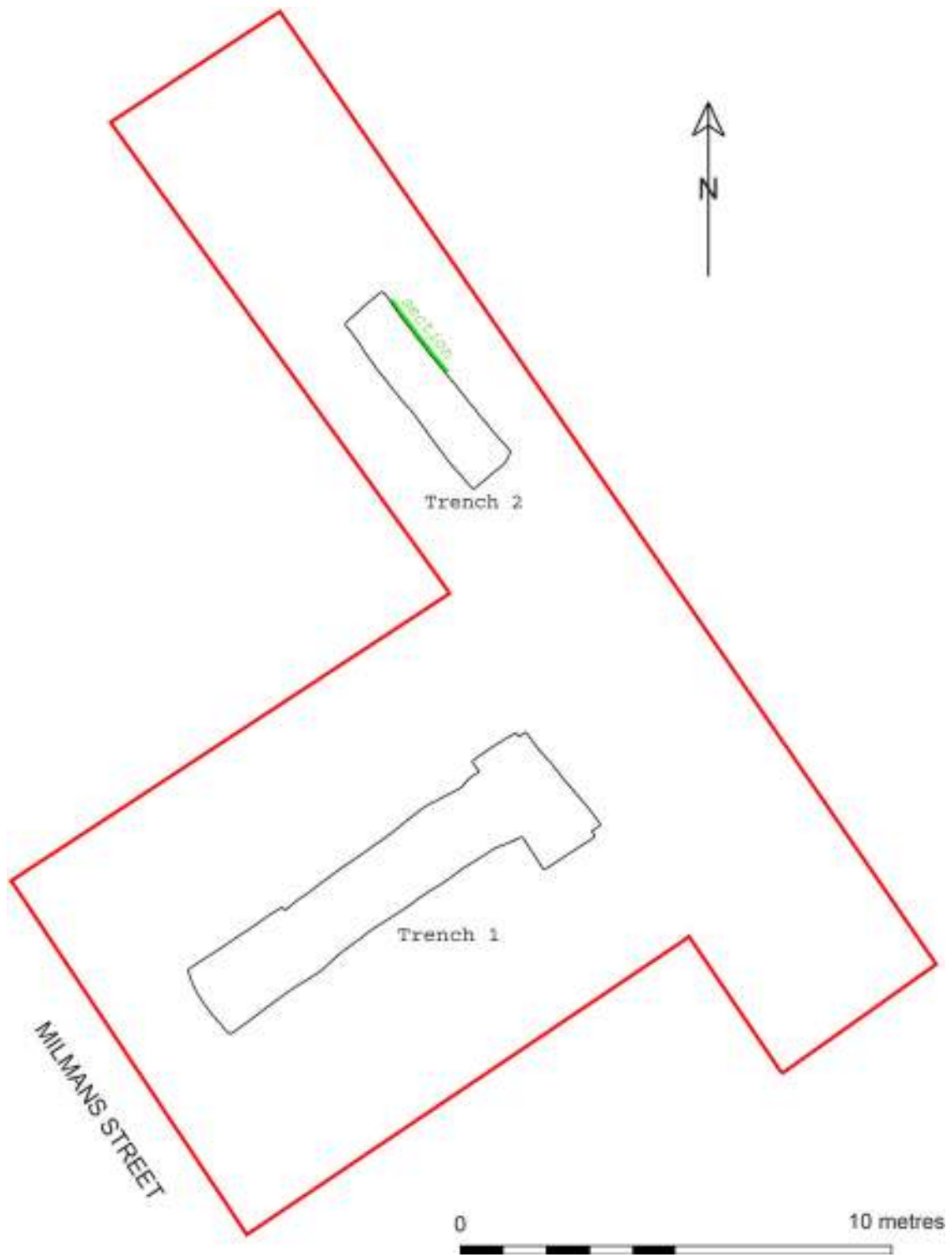
- 5.3 Deposits and features exposed in the evaluation were recorded on *pro-forma* sheets and by scaled plan and section drawings, supplemented by digital photography as appropriate. Levels were derived from an existing site survey, and ultimately from an OSBM located on the southern side of Cheyne Walk, just opposite Riley Street (value 5.39m OD).

The evaluation trench positions were located onto an existing site plan (Figure 4), which was related to the Ordnance Survey grid.

The records from the evaluation have been allocated the site code CHE11 by the Museum of London Archaeological Archive. The site records will be ordered and indexed in line with the MoL *Guidelines* and will be deposited in *the Archive* when all fieldwork is complete.



*Figure 3: Plan of proposed evaluation trenches*



*Figure 4: Plan of actual evaluation trenches*

## 6. The archaeological evaluation

### 6.1 Summary of the findings

The evaluation trenches were dug from a fairly level and uniform surface, at between 5.2-5.82mOD (trench 2) and 5.5-5.7mOD (trench 1). Machine excavation was generally to the top of the first possible archaeological features encountered.

Archaeological features and deposits were observed at a fairly high level in trench 1, whereas little of archaeological interest (except for one quite large pit) was observed in trench 2.

### 6.2 Trench 1:

Lots of archaeological features were observed and recorded in trench 1. These have been divided into three discrete sections/periods – relating to the ‘modern’ (i.e. 20<sup>th</sup> Century) features; 18<sup>th</sup> – early 20<sup>th</sup> Century features (mainly relating to the cottages that stood on the site); and earlier Tudor – 17<sup>th</sup> Century activity on the site (mainly a large basement). These have been discussed in turn below.

#### 6.2.1 Modern Features

| Context Number | Description  | Interpretation  |
|----------------|--|---|
| 13             | Iron tank in far western end of trench. <i>c.</i> 2m E-W (total extent) and <i>c.</i> 1.5m N-S observed (although probably 2m in length as runs into the southern section). At least 1.5m deep (difficult to judge). | Huge metal tank – possibly a fuel tank of some description. Means that any archaeology in the far western end of trench (approximately 3m) has been severely truncated. |
| 14             | Concrete-lined drain running adjacent to northern section. Runs into a box-drain at the eastern end. <i>c.</i> 0.6m (width) at western end (including cut). Seen running for <i>c.</i> 4m.                           | Modern concrete-lined drain.  |

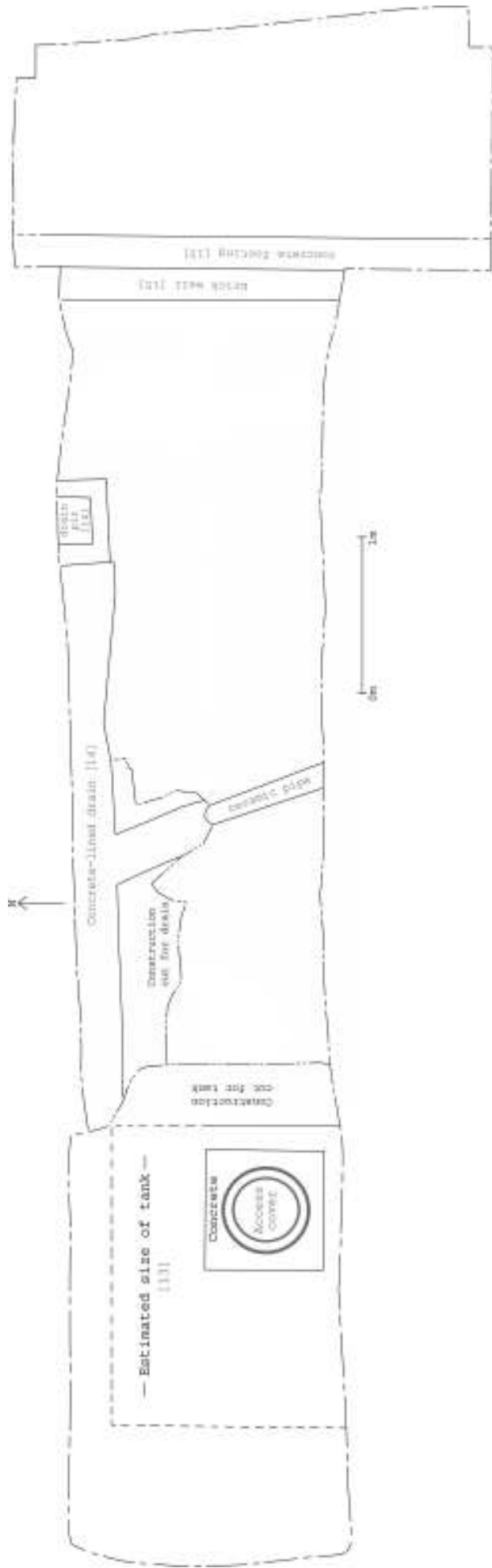


Figure 5: Plan of modern features in trench 1



- 6.2.1.1** Some of the features observed in this trench were ‘modern’, and of no apparent archaeological interest. Furthermore, some of these modern features have truncated archaeology in this area.
- 6.2.1.2** The most obvious of these modern features was the massive iron tank in the western end of the trench [13], which stretched over the whole width (N-S) of the trench, for a length of c.2m (E-W), and to a depth of c.1.5m. It is likely that this has truncated and destroyed any existing archaeology in this area.
- 6.2.1.3** The drain [14] was also of relatively modern date, as it was concrete-lined. This, and the construction cut for it, has truncated higher levels of archaeology in the northern part of the trench. For example, it appears to have truncated the ‘cottage’ surface [23], and possibly the western wall of the early 17<sup>th</sup> Century basement [32].



*Figure 6: Photo of trench 1 from the east – clearly showing the modern iron tank [13] at western end*

## 6.2.2 18<sup>th</sup> – 20<sup>th</sup> Century Cottages

| Context Number | Description  | Interpretation  |
|----------------|--|---|
| 15             | Wall running north-south across trench at the western end, and then east-west at either end into the eastern section (forming a box-shape). Yellow stock bricks set in coarse grey mortar. Dimensions: <i>c.</i> 1.4m east-west X 3m north-south. Seen at ground-surface and down to base of trench. Wall is 0.22m wide, on a wider concrete base observed on the internal face. | Relatively modern brick wall (19 <sup>th</sup> Century), forming a box feature. Probably the ‘box’-feature depicted on the 1865 OS Map, which is built against the rear boundary of the cottages.   |
| 16             | Deposit overlying whole of trench and all other archaeological deposits and features. Relatively loose, mid-light brown, silty-sand, with lots of finds including pot, CBM etc.  | Probably a ‘demolition’ layer associated with the destruction of the cottages that stood in this area. This deposit overlies the ‘cottage’ features (i.e. tiled floor, walls). Finds from this deposit date to the 19 <sup>th</sup> Century (generally) – cottages were demolished in the early 20 <sup>th</sup> Century, so pottery from the 19 <sup>th</sup> Century would be found in the demolition layers. |
| 17             | Pit/dump of pottery, at far north-eastern end of the trench, immediately to the west of the curved brickwork within wall [31]. Stretches for <i>c.</i> 0.4m E-W, and <i>c.</i> 0.5m N-S.   | Pit filled with pottery – possibly a cesspit or rubbish dump. Determined/delineated by the curved brickwork but cut away by [15] to the north and west. Dating of pottery is relatively modern (19 <sup>th</sup> Century), suggesting that it may have been a dump in the backyard of the cottages.   |
| 18             | Brick-lined drain in northern part of trench. <i>c.</i> 1.5m in length (E-W), and runs into the brick-constructed drain to the east. Consists of red-orange bricks set within a coarse grey mortar.  | Brick-lined drain. Associated with the 18 <sup>th</sup> – 20 <sup>th</sup> Century cottages, to drain the cottages in some way. Northern side now removed by later drain [14].  |
| 19             | Brick-lined drain in southern part of trench. Can see one bricks’ width in southern part of drain, drain gully (width of <i>c.</i> 0.2m), and a couple of bricks on the north. Runs for <i>c.</i> 1m (E-W). Red-orange bricks set within a coarse grey mortar.   | Brick-lined drain. Associated with the 18 <sup>th</sup> – 20 <sup>th</sup> Century cottages? Drained the cottages in some way. Extant western end of both [18] and [19] probably lies just outside the rear wall of the cottages, so probably drained the scullery (etc) out into the yard.   |

|    |   |  |
|----|---|--|
| 20 | Red brick wall, set within a coarse grey mortar, 4 courses deep, 2 bricks' width. <i>c.</i> 1.4m length (E-W) and 0.2m width. Subsides significantly in the middle.   | Probably a brick spine wall that divided the two 18 <sup>th</sup> Century cottage yards that stood in this area (depicted on maps).  |
| 21 | Red brick wall, set within a coarse grey mortar, in rough courses. <i>c.</i> 0.8m (N-S) and 0.3m (E-W)  | Unclear as to the precise function of this wall. Too far east to be the back wall of the cottages, but too far west to be a wall associated with the rear of 103 Cheyne Walk (i.e. west of [15]). May well be on a line with the projecting eastern wall of the cottage that stood here. |
| 22 | Red tiles set flat in grey mortar. Tiles measure <i>c.</i> 0.26m X 0.26m X 0.03m. Area measures approximately 0.6m (E-W) by 0.6m (N-S). Mortar scar runs diagonally across the tiled area.  | Part of the tiled floor of one of the 18 <sup>th</sup> – 20 <sup>th</sup> Century cottages that stood in this area.  |
| 23 | Layer/deposit around the tiled floor (at the same level) at the western end of the trench. Very compact mid-brown-grey silty-sand, with occasional charcoal specks and CBM fragments. <i>c.</i> 0.75m (E-W) and 1m (N-S) around the tiled floor area – cut away by the concrete-lined drain [14] to the north, tank [13] to the west, and LOE to the south.   | Possibly the deposit which underlay the tiled floor [22] – therefore formed the base make-up under the 18 <sup>th</sup> Century cottage floors.  |
| 24 | Layer/deposit at the eastern end of the trench, just to the west of the modern wall [15]. Very compact, mid-brown-grey silty-sand, with occasional charcoal specks and CBM fragments. <i>c.</i> 0.5m E-W and 1.6m N-S (maximum extent of trench N-S).   | Outside the cottages, in the yard-area. Probably a mixture of backfills, especially of wall [15] to the east and well [25] to the south-west.  |
| 25 | Red brick domed well. Very regularly coursed (mainly in stretchers), set within a coarse grey mortar at upper level (lower section apparently laid dry), and set out to form a dome-shape. Stone slab on top blocking the well is <i>c.</i> 0.5m X 0.5m; dome is <i>c.</i> 0.6m radius; and investigation into the well revealed that it was at least <i>c.</i> 1.5m deep (backfilled to this depth). Has cut away any other archaeology in this specific area. | Domed brick well. Found in the backyard of one of the 18 <sup>th</sup> Century cottages. Original depth unknown, appears to have some backfill.  |

|    |   |  |
|----|---|--|
| 26 | Red brickwork, regularly coursed, set within a coarse grey mortar. <i>c.</i> 0.4m E-W; <i>c.</i> 0.45m N-S; and down to base of trench and beyond. Abuts wall [31] (at eastern end of trench). Cut-out in the centre of it. | Brick base adjoining wall [31]. May replace an earlier east-west dividing wall (dividing the basement), however the dating of the bricks to <i>c.</i> 1730-1800 suggests that this wall was part of the cottage phase. The cut-out was possibly intended to hold a timber post – suggesting that this may have been part of an outhouse. |
|----|---|--|

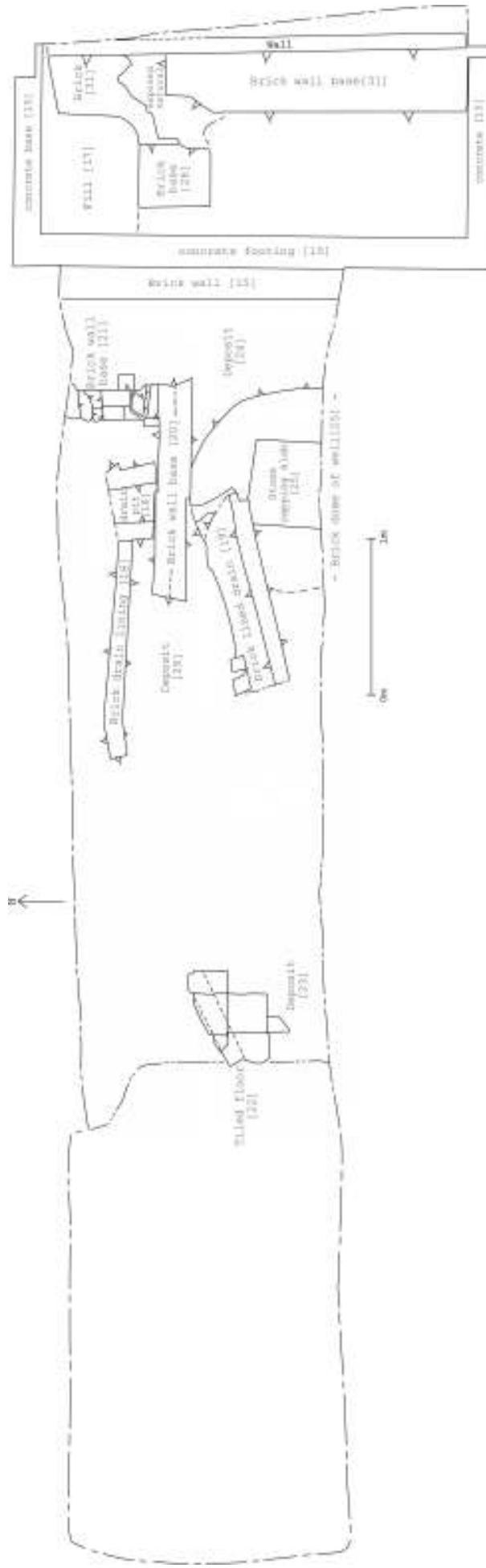
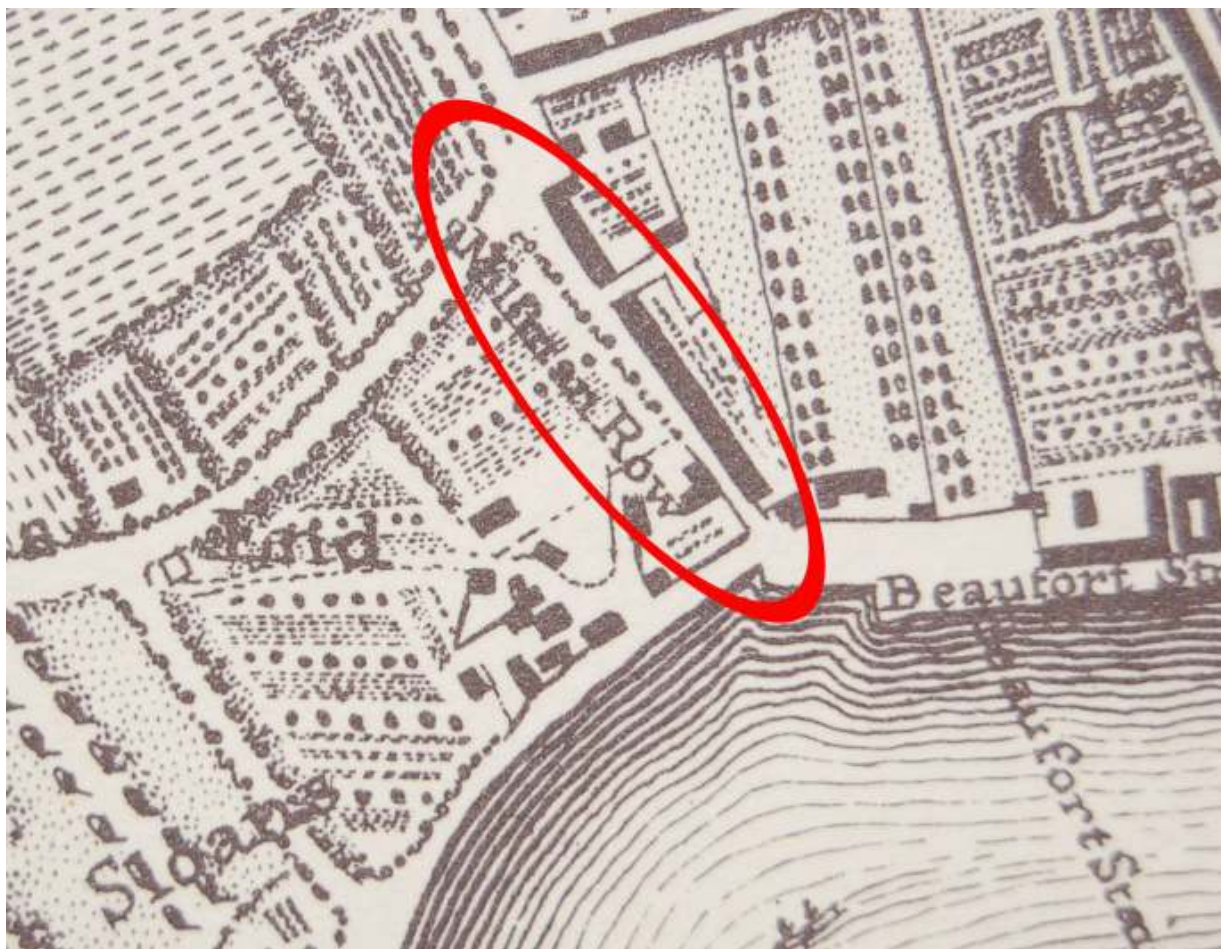
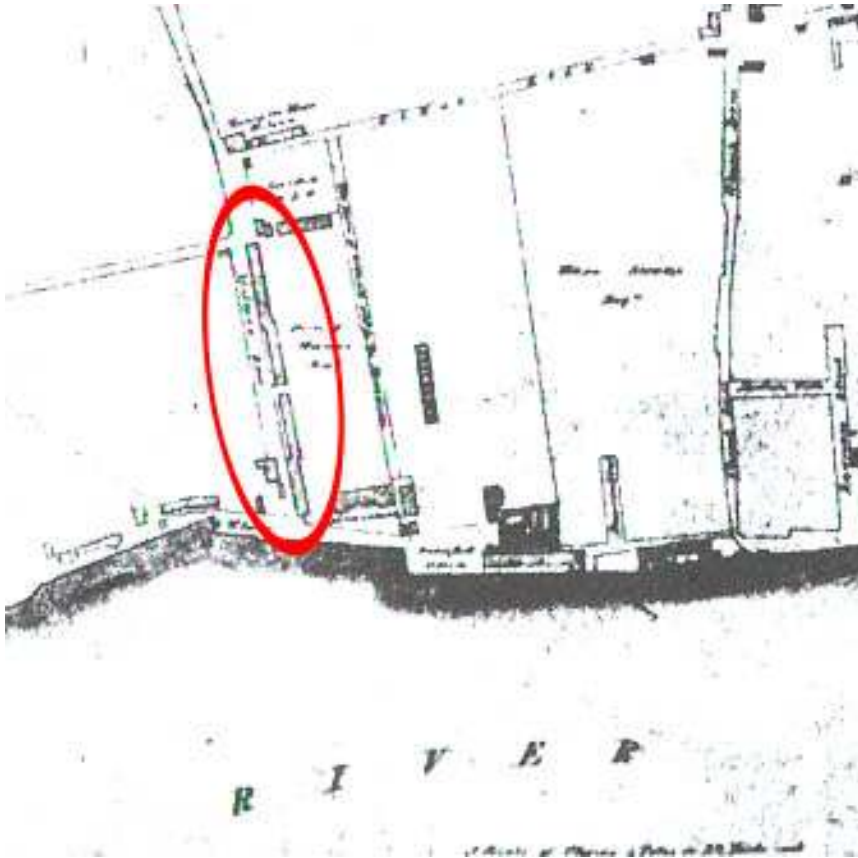


Figure 7: Plan of 18<sup>th</sup> – 20<sup>th</sup> Century features in trench 1

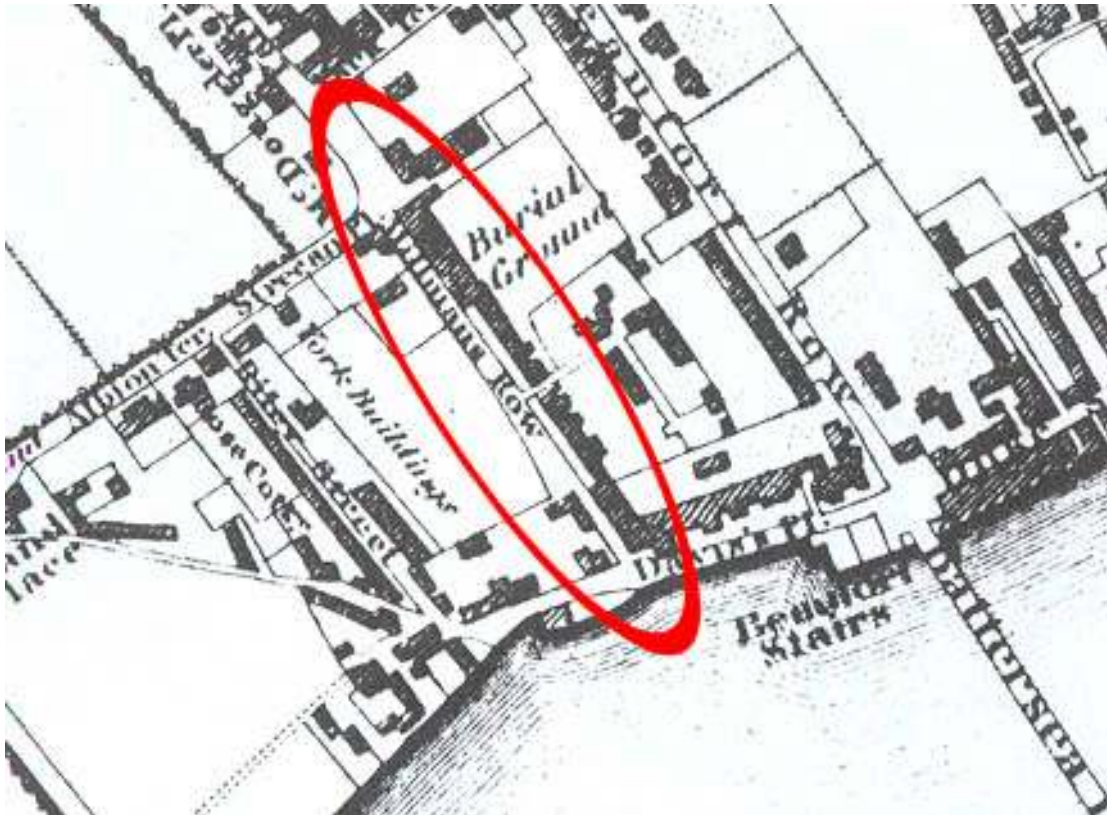
**6.2.2.1** As mentioned above (see archaeological and historical background) a row of cottages were constructed on the eastern side of Milman's Street in the mid-17<sup>th</sup> Century (c.1650). Cartographic evidence, however, suggests that such cottages did not exist in the site area itself in 1717 (James Hamilton's Survey, 1664 – continued to 1717). By 1746 (Rocque's Map, fig. 8), however, a row of such cottages or buildings of some description existed along the eastern side of Milman's Street. Richardson's Survey of Chelsea, 1769 (fig. 9), also depicts such a row of buildings. This therefore places the date of construction of cottages within the site area to the mid-18<sup>th</sup> Century. 19<sup>th</sup> Century OS Maps (1865-69, fig. 11) depict these cottages more clearly, with the dividing line of the cottages running down the central line of the site, and two yards to the rear. These cottages remained on the site until the early 20<sup>th</sup> Century when they were clearly demolished, as they do not appear on the 1912 OS Map.



*Figure 8: Rocque's Map, 1746 (with Milman Row highlighted)*



*Figure 9:  
Richardson's  
Survey of Chelsea,  
1769 (with  
Milman Row  
highlighted)*



*Figure 10: Greenwood's Map, 1827 (with Milman Row highlighted)*

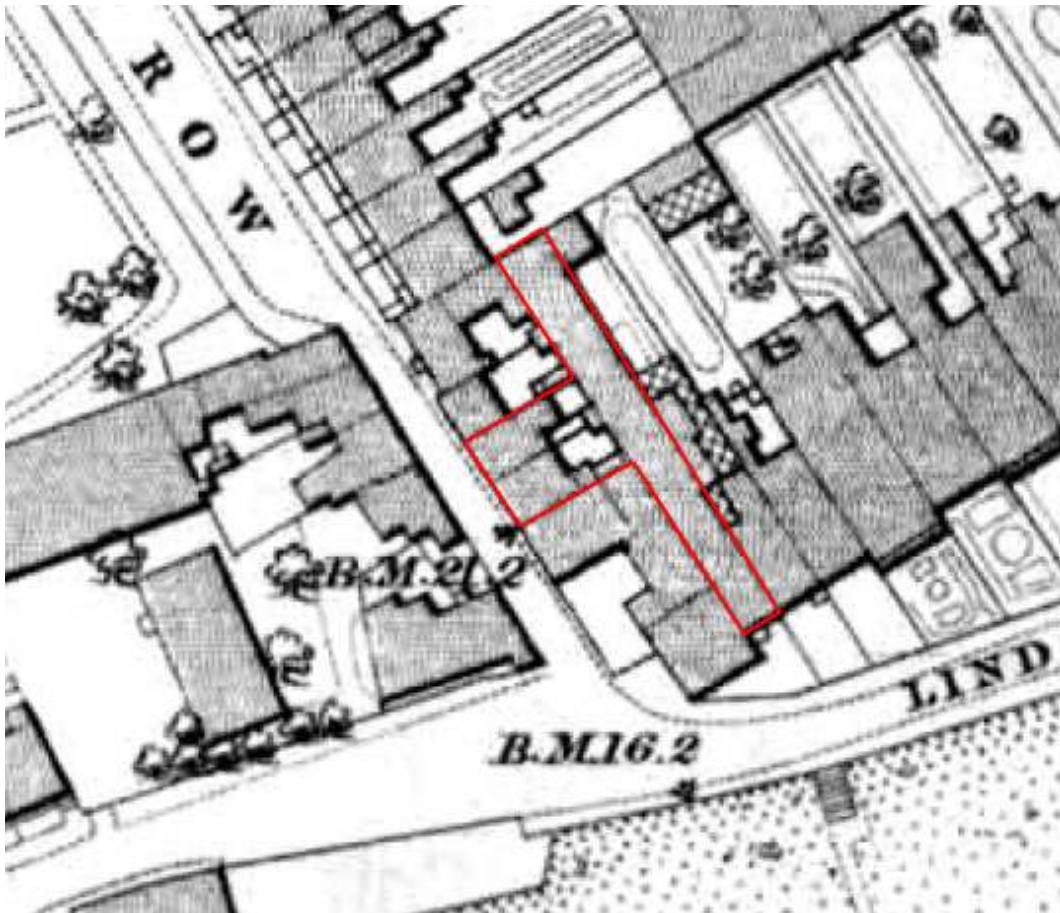


Figure 11: First Edition 25inch OS Map, 1865-79 (with site marked)

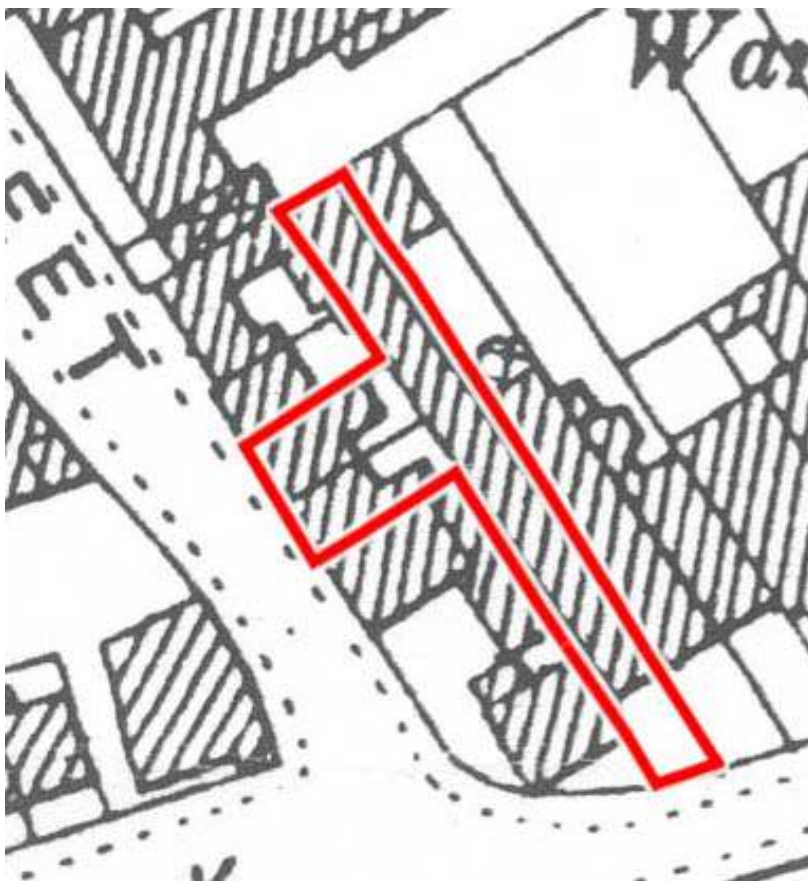


Figure 12: OS Map, 1894-96 (with site marked)



**6.2.2.2** Some of the features uncovered in trench 1 clearly relate to these cottages.

**6.2.2.3** Deposit [16] was found overlying all of trench 1. Pottery from this deposit was generally dated to the 19<sup>th</sup> Century, and included sherds of Yellow-glazed Border ware (1500-1700), Post-medieval redware (1580-1900), Chinese porcelain (1580-1900), and lots of ‘Ironstone’ china (1800-1900). This suggests that this may have been a ‘demolition’ layer. The cottages were demolished at some point between 1894 and 1912 (1912 OS Map depicts an open plot in this location). The discovery of 19<sup>th</sup> Century pottery from this demolition layer therefore seems relatively accurate.

**6.2.2.4** The brick wall [20] that runs east-west down the middle of the trench at the eastern end of the trench was presumably the base of the garden/yard wall that divided the rear of the two cottages. The bricks in this wall were fabric 3032, post-medieval frogged brick, and were dated to c.1700-1800. This would fit the supposed construction date of the cottages (mid-18<sup>th</sup> Century). The approximate location of this wall, when compared with cartographic evidence, places it in the backyard of the property. It may have been the ‘garden’ or ‘yard’ wall that separated the backyards of the two properties.



*Figure 13: Photograph of spine wall [20] (drain pits [14] and [18] in the foreground)*

**6.2.2.5** Part of the tiled floor surface of these cottages [22] was also revealed, in the western part of the trench. This consisted of unglazed beveled red floor tiles (fabric type 2850), set flat within grey mortar, and dated to c.1600-1800. These lay within the area of the ‘cottages’ themselves – particularly the

southern cottage. Only a small area of tiles were found as they had been truncated elsewhere, such as by the concrete-lined drain to the north and the iron tank to the west. Furthermore, deposit [23], found directly underlying and to the sides of the tiles, may have been related to this tiled floor. This may have been the base make-up under the cottage floor surface. Overlying the surface of the tiles, to the north, was an oblique mortar scar, possibly a later feature (although there is no other evidence for this).



*Figure 14: Photo of tiled floor [22]*



*Figure 15: Photo of tiled-floor [22]*

6.2.2.6 The huge red brick domed well [25] uncovered in the eastern part of the trench may also have been related to the 18<sup>th</sup> Century development of the area. The bricks were identified as fabric-type 3032, frogged, and dating to c.1700-1800. The location of this well mainly fell within the back-yard of the southern cottage. It is therefore assumed that this well was located in the yard of this cottage.



*Figure 16: Photo of brick domed well [25]*



*Figure 17: Photo of inside of well [25]*



*Figure 18: Photo of inside of well [25]*

**6.2.2.7** Context [17] – the pit filled with pottery - was also a feature probably associated with the 18<sup>th</sup> – 20<sup>th</sup> Century cottages. A considerable quantity of pottery was recovered from it – all dating from the 19<sup>th</sup> Century. This included relatively whole items, figurines, and children’s items, and other ‘novelty’ items such as the Franklin’s Maxims plate seen in figure 19. It seems likely that this pit was probably some form of rubbish dump possibly infilling an outside toilet/cess-pit. This was located in the rear part of the yards of the cottages, just adjacent to the rear of 103 Cheyne Walk. The deposit was cut by the wall foundation [15], so the conjunction of map and pottery dating gives a date for the dump of 1846-65.



*Figure 19: Photo of pottery from [17] – Franklin's maxims plate*

**6.2.2.8** A relatively modern-looking yellow stock brick wall on a concrete footing was found at the eastern end of the trench ([15]). This evidently formed the 'box'-feature depicted on the 1865 OS Map projecting out of the rear boundary wall with No.103 Cheyne Walk. This wall ran north-south across the trench at the eastern end of the trench, and then into the eastern section at either end (forming a 'box'). However, the feature appears to have disappeared by the OS survey of 1894-96. It is possible that this formed some sort of outhouse – possibly providing toilet or washroom facilities.



*Figure 20: Photo of yellow stock brick box feature [15] from above*

**6.2.2.9** The brick wall [21], which ran for *c.*0.8m north-south out of the northern section at the eastern end of the trench, was presumably associated with the 18<sup>th</sup> – 20<sup>th</sup> Century cottages. This was found at a similar level to the spine wall [20] and the floor surface [22]. It was located too far east to be a back wall of one of the cottages, and too far west to be associated with the rear of 103 Cheyne Walk. Instead, it could well be on a line with the projecting eastern rear wall of the adjacent cottage, perhaps enclosing a small area between this and the boundary wall [20]. This does not appear on any maps.



*Figure 21: Photo of wall [21]*

**6.2.2.10** The two brick-lined drains [18] and [19] presumably drained the cottages themselves in some way. The extant western ends of both of them lie just outside the rear wall of the cottages, so probably drained the scullery, or some similar room, out into the yard.

**6.2.2.11** The brickwork [26] was presumably part of the cottage phase of development. The bricks were of fabric-type 3033 and 3034 and dated to *c.*1450-1700 and 1730-1800. The brickwork contained a cut-out, presumably for a timber post, and the adjoining earlier wall [31] appeared to have been cut back and refaced (without render) immediately to north. It is possible that these features may be part of an outbuilding in the yards of the cottages – presumably an earlier outbuilding than that represented by wall [15].



Figure 22: Photo of brickwork [26], to the left of the scale

### 6.2.3 Early 17<sup>th</sup> Century basement

| Context Number | Description  | Interpretation  |
|----------------|--|---|
| 27             | Fill of oven [28]. Loose mid-brown silty-sand with charcoal fragments.   | Could be a later infill, long after the feature went out of use, but perhaps when it was damaged by drain [19] (as most of the finds are 19 <sup>th</sup> Century in date).   |
| 28             | Oven: stone floor, with stone blocks above the floor (c.0.19m high), 2 courses of bricks above the stone blocks (c.0.13m high), sloping tiles over bricks, which would originally have formed a domed superstructure (c.0.2-0.25m high). Maximum height = 0.6m. Total length = 1.16m (N-S), 1.3m (E-W). Diameter at base = 0.93m (E-W), 0.99m (N-S, going into the southern section). Cut out of 0.53m at southern end in-between stones. Cut by the pipe in NW and SE corner. | Probably the upper part of the oven (where the food went, above the furnace). The level/height of it, and dating of brick and examination of mortar, suggests that it may have been located in the 17 <sup>th</sup> Century basement. |
| 29             | Deposit in eastern end of trench. Quite compact, mid-brown, silty-sand, with some inclusions (CBM, charcoal, pebbles).   | Upper infill within former cellar.  |

|    |   |  |
|----|---|--|
| 30 | Mid-brown silty-sand with frequent inclusions of mortar and CBM. Abuts wall [31].   | Infill of cellar.  |
| 31 | Red brick wall, set within grey mortar, and regularly coursed (English bond). 2.6m (N-S) X 0.4m (E-W) X beyond the LOE. One patch of rubble-type material. Plastered on western face – plaster is white/grey and c.0.03m thick. | Eastern wall of a probable 17 <sup>th</sup> Century basement with an internal plastered face, and [32] forming the western wall. Suggests that there was probably a large impressive 17 <sup>th</sup> Century building on this site. |
| 32 | Red brick wall, set within grey mortar, and regularly coursed (English bond). 0.9m X 0.4m X beyond the LOE. Western part set on a rubble wall base (visible at the northern end of the wall).                                   | Western wall of the 17 <sup>th</sup> Century basement, of which [31] was the eastern end.  |



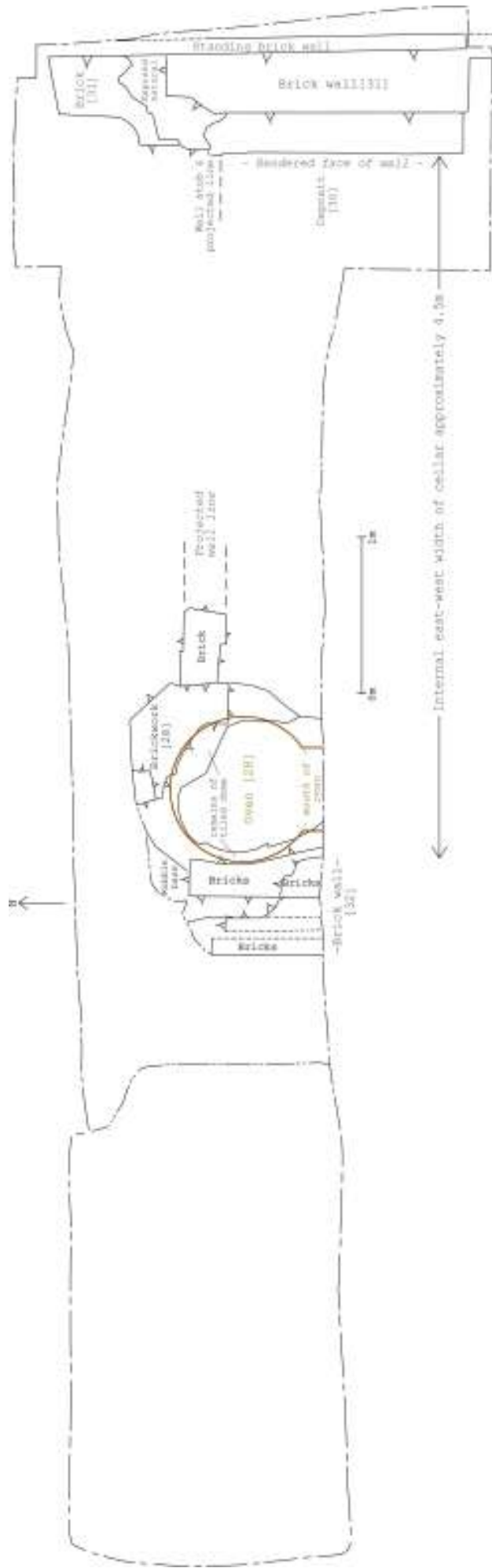


Figure 23: Plan of 17<sup>th</sup> Century features in trench 1

- 6.2.3.1** It is clear that there was some development and activity in this general area in the Tudor period. Most obviously, Sir Thomas More's Chelsea Estate was centered around this area (from c.1524). It is not known precisely where the main house was located, or where the new building containing the chapel, library and gallery was located. It has been suggested that the new building later became Beaufort House, and was therefore located to the north-east of the site, but that the main house was located closer to the river (and therefore closer to the site).
- 6.2.3.2** More's estate was soon passed on to William Roper (his son-in-law), but on More's attainder the majority of the Chelsea estate was taken into the king's hands. In 1547 King Edward VI granted More's main house to Sir William Paulet, however the part known as 'Butts Close' remained in Roper's possession (and then became part of the Earl of Lincoln's Estate).
- 6.2.3.3** The estate was then passed to William Cecil (Lord Burghley) and his son Sir Robert Cecil – who enlarged the main house in 1597.
- 6.2.3.4** Sir Robert Cecil then sold the estate to Henry Clinton and Sir Arthur Gorges (with a settlement on Lincoln for life). In 1616 the estate passed to Gorges, and he built Gorges House just south of the stables of the main house (c.1617-1619). Over the next 50 years the estate was sold off in parcels to various people.
- 6.2.3.5** James Hamilton's 1717 Survey of Chelsea (fig. 24) clearly shows the existence of Beaufort House to the north-east of the site, Lindsey House to the south/south-east, and another large house (possibly Gorges House) around the site-area itself. This shows the survival of large buildings in the site-area until the mid-18<sup>th</sup> Century, after which the cottages were constructed (see discussion above and Richardson's Survey of Chelsea 1769).



Figure 24: James Hamilton's Survey of Chelsea, 1664-1717 (with Milman Row highlighted)

**6.2.3.6** It is possible that some of the walls uncovered in trench 1 may have been related to some of these large buildings that once stood in this area.

**6.2.3.7** Wall [31], located at the far eastern end of the trench, formed a substantial red brick wall. Furthermore, the wall had a plastered face – suggesting that this must have been an exposed internal face. The brick samples taken from wall [31] were of fabric-type 3033, and were dated to c.1450-1700.

**6.2.3.8** It is very probable that wall [32], at the western end of the trench, was the corresponding wall of wall [31]. This was not quite as substantial as that at the eastern end of the trench, possibly partly because the cottage had been built over it, and possibly partly because of the disturbance caused by the concrete-lined drain. The bricks from this wall were more closely dated, as fabric types 3033 and 3046, and dating to c.1630-1700, although the similar type of mortar to wall [31] suggests that the bricks might be earlier in date (possibly earlier 17<sup>th</sup> Century).

**6.2.3.9** It is thought that these two walls may have been corresponding, and that they formed the eastern and western walls of a basement. The plastered face of [31] suggests that this was the internal side. Furthermore, the substantial nature of wall [30]/[31], stretching from a depth of c.5.55m-5.63mOD to c.4mOD (c.1.5m in depth, and continuing further down), suggests that this wall may have been a basement wall.

**6.2.3.10** There is some evidence both to the east and west for an original east-west wall that divided the cellar into two rooms. To the east there appears to be a wall-stub attached to [31], behind and immediately to the south of later base [26]. To the west, a short section of wall continues eastward beyond the immediate area of the oven [28].



*Figure 25: Photo of plastered face of wall [31]*



*Figure 26: Photo of walls [31] and [26], and later wall [15] to the rear*



*Figure 27: Photo of walls [31], [26] and [15]*



*Figure 28: Photo of wall [32] (to the right of the frame) – with unexcavated oven [28] overlain by modern drains in the central area*



*Figure 29: Photo of trench from the west, clearly showing walls [32], and [31] – thereby showing the extent of the basement*

**6.2.3.11** Within this ‘basement’ area, an oven was uncovered ([27] and [28]), butted against the eastern face of [32]. This was very well-preserved, and consisted of a stone floor, with stone blocks, bricks, and sloping tiles making up the sides of the oven. A small cut-out was also observed in the southern part of the oven, which would have given access to the oven from the adjacent room.

**6.2.3.12** The bricks of this oven were of fabric-type 3033, and dated to *c.*1630-1700 (therefore fitting with the dating of the bricks of the rest of the basement). The mortar used for this oven is also the same as that for the basement walls. Furthermore, the stone base of the uncovered section of the oven was uncovered at *c.*4m OD (at a level significantly below the later cottage floors). Although the pottery uncovered from the oven fill [27] was generally dated to the 19<sup>th</sup> Century, it is possible that this was because the area had been disturbed by the later brick-drain running into it ([19]).

**6.2.3.13** The uncovered part of the oven would probably have been the upper part, in which the bread (or other food) was inserted. This would have stood either directly above the fire or adjacent to a larger fireplace (beyond the present southern limit of excavation). Artistic depictions (fig. 33) clearly show this set-up. Depictions of similar features are also shown on contemporary building plans, for example the Treswell plans, which depict several ovens adjacent to fireplaces (fig. 34). Furthermore, this theory would fit with the idea that the oven stood in a basement, as only the top part was uncovered during this evaluation.



*Figure 30: Photo of oven [28] with the opening to the rear (south)*



*Figure 31: Photo of oven [28]*



Figure 32: Photo of oven [28]



Figure 33: Artistic depiction of oven, 1568

Post-Medieval oven 1568



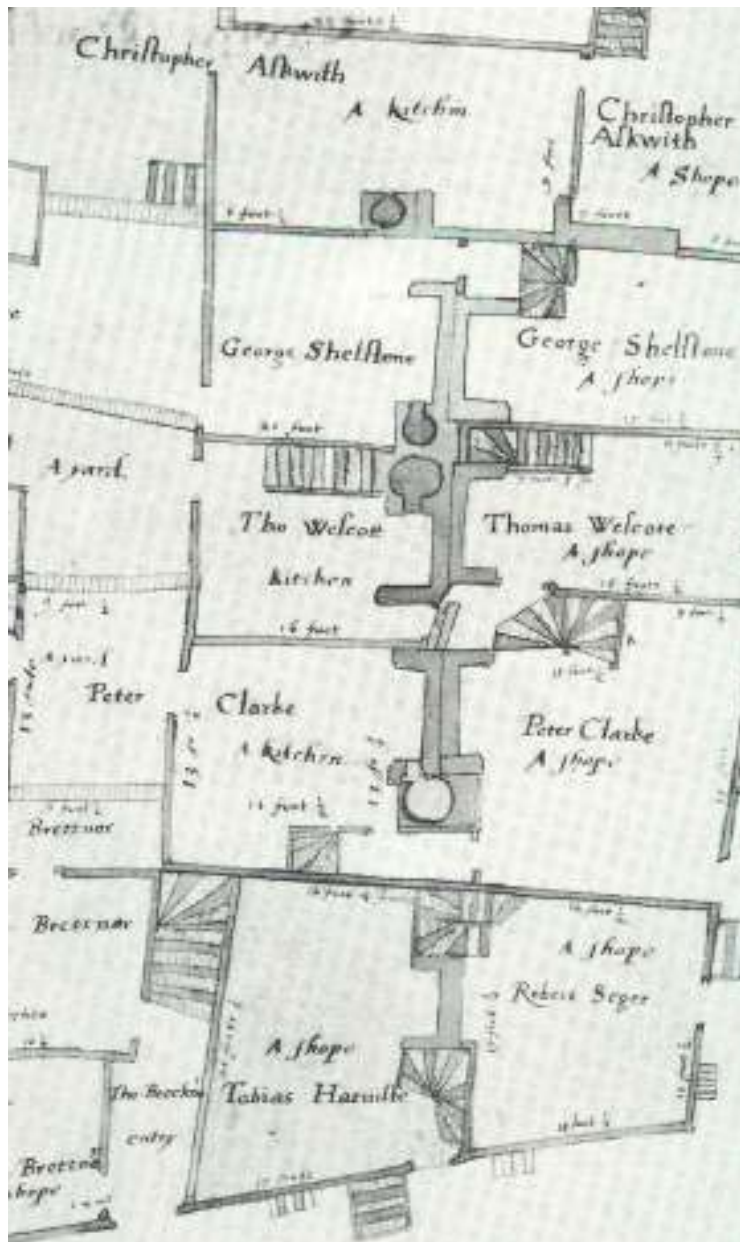


Figure 34: Ralph Treswell's Survey of 90-94 West Smithfield, 28-30 Cow Lane (1612) – clearly depicting ovens off kitchens

**6.2.3.14** There must, therefore, have been some type of large and substantial basement and building in this location. This clearly pre-dated the cottages, which appear from map evidence to have been constructed in the early - mid-18<sup>th</sup> Century. The dating of the bricks suggests that the walls, and this feature, may date from the earlier 17<sup>th</sup> Century. It is, furthermore, possible that the bricks which look as if they date from the later 17<sup>th</sup> Century may have been misfired versions of 3033 (i.e. earlier) bricks.

**6.2.3.15** It is therefore assumed that these features represent a large basement, consisting of at least two rooms, with an oven in it, dating from the early 17<sup>th</sup> Century (or possibly earlier). This hints at the existence of some form of large building on the site. It is, furthermore, possible that this was part of the large house built by Sir Arthur Gorges who built Gorges House in c.1617-19. Alternatively, it may have been part of the extension to More's 'main house'

undertaken by Sir Robert Cecil in 1597. Alternatively again, it could have been part of some other large building in this area.

**6.2.3.16** Nonetheless, it is clear that a large basement stood on this site. This was clearly infilled before the construction of the cottages (mid-18<sup>th</sup> Century). It is therefore possible that the remains of a completely infilled cellar (possibly with an in situ floor) may underlay the ‘cottage’ features, and may extend some distance to the north and south of the evaluation trench.

#### **6.2.4 Natural Deposits:**

| Context Number | Description  | Interpretation   |
|----------------|--|------------------|
| 33             | Compact light yellow-brown sandy deposit with no obvious inclusions. | Natural deposit. |

**6.2.4.1** Natural deposits were seen in a couple of places in this trench. For example, the ‘natural’ was observed just behind [32] at the western end of the trench, and around [26] at the eastern end. Both walls exhibited a ‘stepped’ construction against the adjacent deposits into which they were cut.

### 6.3 Trench 2:

| Context Number | Description  | Interpretation   |
|----------------|--|--|
| 1              | Loose black garden-soil, with organic material and roots in the northern half of the trench (but not in the southern half). Thickness of <i>c.</i> 0.05m-0.1m  | Topsoil. The difference between the deposit in the northern and southern half of the trench is because the northern half lay in a 'garden' area whereas the southern half was within a building (just before the pre-development demolition of the buildings).   |
| 2              | Loose dirty brown-black gravelly deposit. Across whole trench, for a thickness of <i>c.</i> 0.1-0.2m. Directly underlay [1].   | Quite a modern deposit, possibly a previous soil horizon/garden soil deposit.  |
| 3              | Construction cut and associated backfill for the modern (yellow stock brick, 9 courses, on a concrete/rubble base) wall that ran east-west across the centre of the trench.  | Cut for modern wall of recently demolished building. Wall probably formed the dividing line between the 'garden' area in the northern part of the trench, and the 'building' area in the southern part.  |
| 4              | Cut feature/pit in northern part of trench. Continued to at least 1.5m beneath ground-surface (LOE). Seen in plan for 0.9m N-S and 1.1m E-W (running into sections). Fill consists of two distinct deposits – upper ( <i>c.</i> 0.4m) is a compact orange-brown sandy-gravel; lower ( <i>c.</i> 0.9m and continuing) is a more uniform brown sandier silty-sand. | Some form of large and deep pit feature. Possibly filled in or in use at two different times, because of two distinct deposits. One sherd of S. Herts./Limpsfield grey ware, 1140-1300.  |
| 5              | Loose mottled orange sandy-silt, with occasional pebbles. Seen in Eastern section in a small area <i>c.</i> 0.4m N-S, and for a depth of <i>c.</i> 0.1m  | Although this deposit was only found in a small area, it is possible that it originally spread across the whole section, but that it has been truncated by the cut for wall [3] to the south and the disturbed area [8] to the north. It may have been a previous soil horizon or 'made ground' deposit. |
| 6              | Loose darker-brown sandy silt, with occasional mortar patches, charcoal flecks, and CBM fragments. Directly under [5], and for a depth of <i>c.</i> 0.15m.   | Possibly a previous soil horizon or 'made ground' deposit which may have originally spread across the whole section (see above).   |

|    |  |   |
|----|--|---|
| 7  | Compact light brown sandy-silt with frequent gravel inclusions. Under [6], and for a depth of <i>c.</i> 0.13m.   | Possibly a previous soil horizon or 'made ground' deposit which may have originally spread across the whole section (see above).  |
| 8  | Loose mixed deposit (gravelly patches, silty-sand patches) with many different inclusions (mortar, CBM, charcoal etc). In a small area directly to the south of pit-feature (seen in the eastern section), for a depth of <i>c.</i> 0.38m. | Small area of disturbed deposits, which may account for why deposits [5] – [7] did not spread across the whole eastern section. Quite close to the ground-surface, so it may have been disturbed by root-action of a large tree or something similar. |
| 9  | Relatively compact mid-brown silty-sand, with occasional CBM flecks and pebbles. Under [7] and [8]; <i>c.</i> 0.02m-0.24m thick.   | Possibly a previous soil horizon.   |
| 10 | Compact light-brown-yellow sandy-gravel, with no obvious inclusions. Under [9]; <i>c.</i> 0.1m thick.  | Possibly an earlier land surface.   |
| 11 | Relatively compact light brown sandy-silt with occasional pebbles and occasional CBM flecks. Under [10] and directly above natural [12]; <i>c.</i> 0.3m thick.   | Possibly a previous soil horizon.   |
| 12 | Compact light yellow-brown sandy deposit, with no obvious inclusions. Uncovered <i>c.</i> 1m beneath the modern ground-surface, however only seen in a small area in the eastern section for <i>c.</i> 0.7m N-S.                           | Natural deposit.  |

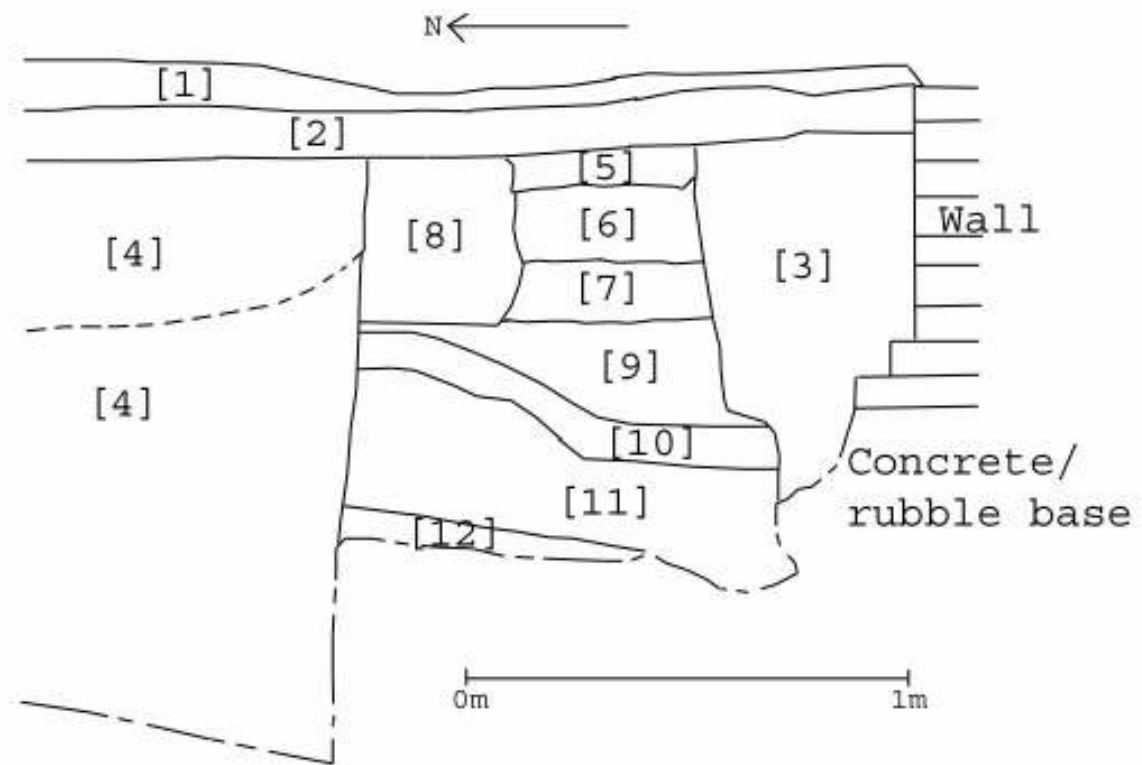


Figure 35: Eastern section of trench 2

- 6.3.1** Machine excavation of trench 2 reduced the area to a height of approximately 4.6-4.7mOD (*c.*1m below the modern ground-surface). Hand-investigation and recording was then carried out at this depth.
- 6.3.2** At this depth, a series of deposits were visible in section. These included a series of previous soil horizons or ‘made ground’ deposits, along with the construction cut for the modern wall, and an area of disturbed and mixed deposits.
- 6.3.3** The only feature of any possible archaeological significance was context [4]. This was some form of pit, which stretched down to at least 1.5m beneath the ground-surface (*c.*3.8mOD). This was cut through all of the upper deposits (except [1] and [2]), which suggests that it may have been relatively modern in date. The fill of this feature consisted of two distinct deposits, suggesting that it may have been in use at two distinctly different times, or filled in at two different points. It was cut down through the ‘natural’ deposits [12]. The handle of a S. Herts/Limpsfield Grey Ware jug was recovered from this context. This could be medieval (1140-1300), although the sherd was abraded so could easily be residual. This fits with the level that the pit was cut from.
- 6.3.4** The ‘natural’ deposits [12] were identified and recorded in section at a depth of *c.*0.9m beneath ground-surface (*c.*4.74mOD). This was a yellow-brown sandy deposit. There has not, therefore, been a huge build-up of land or deposits over this. It was not necessary to excavate further, as the ‘natural’ deposits had been reached



*Figure 36: Photo of northern half of trench 2, clearly showing pit [4] to the left of the scale*



*Figure 37: Photo of trench 2 from the south*

## 7. Assessment of the results of the evaluation

The archaeological evaluation has provided an opportunity to address the site-specific questions that were defined within the preliminary Written Scheme. The responses to these are outlined below:

- *Is there any evidence for prehistoric or Roman activity, including in situ features? How does this relate to other finds made in the area?*

No evidence for prehistoric or Roman activity was observed during this evaluation. This may, however, be because the deep '17<sup>th</sup> Century basement/cellar' may have cut through any previous archaeology relating to these periods.

- *Is there any evidence for Saxon or early medieval activity, and what is the nature of this? In particular, can finds or features be related to occupation in the immediate area?*

No evidence for Saxon or early medieval activity was observed during this evaluation. This may also have been because of the existence of the deep basement/cellar.

- *What evidence is there for medieval and earlier post-medieval activity? Is there any evidence for the farmhouse thought to have been located in this area and subsequently incorporated into Thomas More's estate?*

Significant evidence for early post-medieval activity was uncovered in this evaluation. This took the form of two large brick walls (one of which was very substantial and had a plastered face), which formed the probable eastern and western walls of a cellar or basement.

The remains of an oven, which probably stood within the cellar, was also uncovered. This was very well preserved, and it is possible that the rest of the oven is also well preserved under this. This appears to be contemporary with the two walls.

The dating of the bricks was to the earlier 17<sup>th</sup> Century, although perhaps slightly earlier. It is, nonetheless, unclear as to what building this basement was part of. It clearly was a relatively substantial building. It is possible that this may have been part of the rebuild of More's main house in 1597, or Gorges House, or some other large building related to Sir Thomas More's estate or the later development of it.

The east-west extent of the cellar appears to be about 6m (including the flanking walls) but the north-south measurement is unknown – it is possible that the structure extends across the site, as there is evidence that the evaluation trench lies on the line of an internal dividing wall.

- *What is the nature of the deep made ground deposits recorded in the soil investigation: is it likely that these represent backfill following localized gravel quarrying, and what dating evidence is there?*

The deep made-ground deposits recorded in the soil investigation apparently relates to the existence of the deep cellar or basement uncovered in trench 1, instead of backfill following localized gravel quarrying. It is, however, unlikely that this extended to the 3.5m depth recorded by the soil investigations.

- *What evidence is there for the adjoining cottages that are recorded on the Milman's Street frontage, and can these be dated to the documented development of the mid 17<sup>th</sup> century? Is there evidence for the historic property boundary to the rear, or for occupation/activity in what was then a separate landholding on the eastern side of the present site?*

Evidence for the 18<sup>th</sup> – 20<sup>th</sup> Century cottages that stood in this area was uncovered in trench 1. This included the remains of the tiled floor surface. The demolition layer [16] also included lots of 19<sup>th</sup> Century pottery. However there was no specifically 17<sup>th</sup> Century evidence, and map evidence suggests that the cottages may be later in date.

Evidence was also uncovered for features in the back yards/gardens of the cottages. This included the probable brick spine wall [20] which ran down the division between the yards of the two properties. The brick-domed well [25] was also probably found in the back-yard of one of the properties. The pit full of pottery [17] may also have been a rubbish-dump or cess-pit located in the back-yard of the northern cottage. The box-shaped wall [15] was also probably part of a rebuild of an outside building (such as a toilet or washroom) to the rear of the cottages, as depicted on the 1865 OS Map. The brick wall [21] may have been an extension of the eastern-most part of the northern cottage, across to the east-west boundary wall, and may also have formed part of an outhouse (earlier in date than [15]).

## **8. Conclusions**

- 8.1** The evaluation revealed significant archaeological remains or deposits. These were from numerous different periods and related to different activities or features.
- 8.2** The most substantial remains consisted of probable early 17<sup>th</sup> Century brick walls, which enclosed a basement or cellar, and an associated bread oven. This must have been part of a significant and substantial building, which would have stood on the site. Furthermore, it is possible that further remains associated with this basement may exist – including substantial basement fills and a possible basement floor, as well as a division into two separate rooms.



- 8.3** Other significant remains relating to the 18<sup>th</sup> – 20<sup>th</sup> Century development of this area was also uncovered. This included remains of the cottages, both the cottages themselves and their back-yards (including a well, a possible rubbish dump, outhouses, and the probable spine wall that ran between the two properties).
- 8.4** In view of these results it is suggested that further archaeological measures should be undertaken in relation to the proposed redevelopment and associated planning condition. This will probably take the form of an investigation undertaken immediately prior to or during the bulk excavation (at the start of the development). This will be discussed with English Heritage and the client.

## **9. References**

Compass Archaeology, Written Scheme of Investigation for an Archaeological Field Evaluation at 103 Cheyne Walk, June 2010  
LAARC Catalogue of archaeological sites  
Survey of London 1913, vol. IV (Part II)  
VCH Middlesex 2004, vol. XII, Chelsea  
British History Online, Thomas More's Chelsea Estate  
The London Surveys of Ralph Treswell  
Various OS Maps  
Rocque's Map, 1746  
Richardson's Survey of Chelsea, 1769  
Greenwood's Map, 1827  
James Hamilton's Survey of Chelsea, 1664-1717

## Appendix I: OASIS Form

OASIS ID: compassa1-98149

### Project details

|                                  |   |
|----------------------------------|---|
| Project name                     | 103 Cheyne Walk   |
| Short description of the project | An archaeological evaluation of the rear part of 103 Cheyne Walk, fronting onto Milman's Street to the west, took place in February 2011. The work was carried out as a condition of planning consent prior to the construction of a new basement development in this area (Royal Borough of Kensington and Chelsea Planning Ref: PP/07/00912). Substantial and significant archaeological remains were observed in trench 1, however little of archaeological interest (except for one pit-feature) was observed in trench 2. The most substantial remains consisted of probable early 17th Century brick walls, which probably formed a basement or cellar, and a brick oven. This must have been part of a significant and substantial building, which would have stood on the site. It is possible that further remains associated with this basement may exist - including substantial basement fills and a possible basement floor. Other significant remains relating to the 18th - 20th Century development of this area were uncovered. This included remains of later cottages, both the cottages themselves and their back-yards (including a well, a possible rubbish dump, and the probable spine wall that ran between the two properties). In view of these results it is suggested that further archaeological measures be undertaken in relation to the proposed redevelopment and planning condition. This will probably take the form of an investigation undertaken when the bulk excavation takes place (at the start of the development). |
| Project dates                    | Start: 21-02-2011 End: 28-02-2011   |
| Previous/future work             | No / Yes  |
| Type of project                  | Field evaluation  |
| Site status                      | Area of Archaeological Importance (AAI)   |
| Site status                      | Conservation Area   |
| Current Land use                 | Residential 1 - General Residential   |
| Monument type                    | WALL Post Medieval  |
| Monument type                    | OVEN Post Medieval  |
| Monument type                    | TILED FLOOR Post Medieval   |
| Monument type                    | PIT Post Medieval   |
| Monument type                    | DRAIN Post Medieval   |
| Monument type                    | DRAIN Modern  |
| Monument type                    | TANK Modern   |
| Significant Finds                | POT Post Medieval   |
| Significant Finds                | CLAY PIPE Post Medieval   |
| Significant Finds                | BRICK Post Medieval   |
| Significant Finds                | GLASS Post Medieval   |
| Significant Finds                | COIN Post Medieval  |
| Methods &                        | 'Targeted Trenches'.'Visual Inspection'.'Annotated  |

|                                  |   |
|----------------------------------|---|
| techniques                       | Sketch', 'Documentary Search', 'Photographic Survey', 'Sample Trenches' |
| Development type                 | Small-scale extensions (e.g. garages, porches, etc.)                    |
| Development type                 | Basement  |
| Prompt                           | Planning condition  |
| Position in the planning process | After full determination (eg. As a condition)                           |

### Project location

|                  |  |
|------------------|--|
| Country          | England  |
| Site location    | GREATER LONDON KENSINGTON AND CHELSEA CHELSEA<br>103 Cheyne Walk           |
| Postcode         | SW10 0DQ   |
| Study area       | 15.00 Square metres  |
| Site coordinates | TQ 2681 7749 51.4816319392 -0.173590485387 51 28 53 N 000<br>10 24 W Point |

### Project creators

|                              |                     |
|------------------------------|---------------------|
| Name of Organisation         | Compass Archaeology |
| Project brief originator     | Compass Archaeology |
| Project design originator    | Compass Archaeology |
| Project director/manager     | Geoff Potter        |
| Project supervisor           | Geoff Potter        |
| Type of sponsor/funding body | Landowner           |

### Project archives

|                            |   |
|----------------------------|---|
| Physical Archive recipient | Museum of London Archive  |
| Physical Contents          | 'Ceramics', 'Glass', 'Metal'  |
| Digital Archive recipient  | Museum of London archive  |
| Digital Contents           | 'Ceramics', 'Glass', 'Metal', 'Stratigraphic', 'Survey'   |
| Digital Media available    | 'Images raster / digital photography', 'Survey', 'Text'   |
| Paper Archive recipient    | Museum of London Archive  |
| Paper Contents             | 'Ceramics', 'Glass', 'Metal', '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 103 Cheyne Walk, Evaluation Report

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

Date 2011

Issuer or publisher Compass Archaeology

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

Description Report of evaluation - including discussion of background (geology, historical and archaeological background etc); evaluation methodology; trenches investigated (including photos, plans, sections etc); finds analysis; and conclusions.

Entered by Emma Jeffery (emma.elizabeth.jeffery@gmail.com)

Entered on 5 April 2011

## **Appendix II: London Archaeologist Summary**

|                     |   |
|---------------------|---|
| Site Address:       | 103 Cheyne Walk, Kensington and Chelsea, SW10 |
| Project type:       | Evaluation                                    |
| Dates of Fieldwork: | 21.02.2011 – 28.02.2011                       |
| Site Code:          | CHE11   |
| Supervisor:         | Geoff Potter                                  |
| NGR:                | TQ 2681 7749                                  |
| Funding Body:       | Householder                                   |

### **Summary**

Two trial trenches were excavated within the redevelopment footprint, covering a total area of *c.*24 square metres. One of these trenches (trench 1) contained significant archaeological remains.

Two substantial probable early 17<sup>th</sup> Century brick walls were observed. These formed the walls of a substantial basement or cellar. An associated oven was also observed within this basement area. This indicates the presence of a substantial building in this area in the 17<sup>th</sup> Century.

Remains relating to the 18<sup>th</sup> – 20<sup>th</sup> Century development of the area were also observed. This included remains relating to the 18<sup>th</sup> Century cottages, including a tiled floor, yard-wall, brick well, outhouses, and probable rubbish pit.

Some modern features/intrusions were also observed in the trench – which truncated some of the archaeology. This particularly included an iron fuel tank at the western end of trench 1.

Little of archaeological interest was observed in trench 2 – except for a pit of probable later post-medieval date.

Natural deposits comprised a yellow-brown sandy deposit.

### Appendix III: Pottery from Cheyne Walk, City of London (Site CHE11)

*Paul Blinkhorn*

The pottery assemblage comprised 63 sherds with a total weight of 2,452g. It was recorded utilizing the fabric codes of the Museum of London post-Roman type-series (Vince 1985), as follows:

|        |  |
|--------|--|
| BORDY: | Yellow-glazed Border ware, 1550-1700. 1 sherd, 72g.        |
| CHINA: | 'Ironstone' china, 1800-1900. 52 sherds, 2,004g            |
| CHPO:  | Chinese porcelain, 1580 -1900. 4 sherds, 50g.              |
| PMR:   | Post-medieval redware, 1580 – 1900. 2 sherds, 149g.        |
| SHER:  | S. Herts./Limpsfield grey wares, 1140-1300. 1 sherd, 116g. |
| TGW:   | English tin-glazed ware, 1600-1800. 3 sherds, 61g.         |

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 of the period in London.

Nearly all the contexts are of 19<sup>th</sup> century date, although earlier, largely residual pottery is also present. The only pottery from context 4 is the handle from a South Herts/Limpsfield Grey Ware jug, and so this may be medieval, although the sherd is a little abraded, and could easily be residual. The rest of the residual pottery is largely of 17<sup>th</sup> century date.

The 19<sup>th</sup> century material is a fairly typical domestic assemblage, although some of the pottery offers a close insight into the nature of the site at that time. The material from context [16] includes two sherds which can be associated with children. One is a fragment of a miniature saucer from a doll's house tea-service or similar, and the other a small mug with a transfer-printed letter 'P' and pictures of objects which begin with that letter of the alphabet, such as pots, a parrot and poplar trees. The material from context [17] includes fragments of two transfer-printed vessels, one the base of a large bowl, the other a plate, each with a central roundel with a monogram surrounded by the words 'Cremorne Tavern'. The plate has the mark of Sneyd and Hill of Hanley, Staffs, and the pattern mark 'Windsor Scrolls'. The maker's mark indicates a date of c 1845 – 7.

Another plate has a print of a building, possibly a church, under construction, with the title 'Dr Franklin's Maxims' and sayings such as "*early to bed and early to rise makes a man healthy, wealthy and wise*". Franklin's Maxims were the work of Benjamin Franklin, who died in 1790, and his 'Maxims' became hugely popular, with numerous pottery manufactories of the 19<sup>th</sup> century producing mugs and plates with the sayings, primarily for children.

Finally a transfer-printed saucer has a beehive 'Florentine China' mark, which used by Samuel Alcock of the Hill Pottery, Burslem, between 1830 and 1859.

#### ***Bibliography***

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

| Cntxt | SHER |     | BORDY |    | PMR |     | TGW |    | CHPO |    | CHINA |      | Date   |
|-------|------|-----|-------|----|-----|-----|-----|----|------|----|-------|------|--------|
|       | No   | Wt  | No    | Wt | No  | Wt  | No  | Wt | No   | Wt | No    | Wt   |        |
| 4     | 1    | 116 |       |    |     |     |     |    |      |    |       |      | M12thC |
| 16    |      |     | 1     | 72 | 2   | 149 |     |    | 3    | 40 | 20    | 678  | 19thC  |
| 17    |      |     |       |    |     |     |     |    |      |    | 30    | 1299 | 19thC  |
| 27    |      |     |       |    |     |     | 2   | 8  |      |    | 1     | 5    | 19thC  |
| 30    |      |     |       |    |     |     | 1   | 53 | 1    | 10 | 1     | 22   | 19thC  |
| Total | 1    | 116 | 1     | 72 | 2   | 149 | 3   | 61 | 4    | 50 | 52    | 2004 |        |

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

**Appendix IV: Brick Report, compiled in consultation by John Brown**

| <b>ID</b> | <b>Context</b> | <b>Fabric</b>  | <b>Period</b> | <b>Form</b>                         | <b>Weight (in grams)</b> | <b>Dimensions (in mm)</b>               | <b>Date</b>   | <b>Other comments</b>   |
|-----------|----------------|----------------|---------------|-------------------------------------|--------------------------|---|---------------|---|
| 1         | 28             | 3033           | Post-Medieval | Unfrogged brick with sunken margins | 3000                     | 224 (length) X 106 (width) X 60 (depth) | 1450-1700     | Mortar type 1 (light brown lime/sand mortar)                          |
| 2         | 28             | 3033 (nr 3032) | Post-Medieval | Unfrogged brick with sunken margins | 3170                     | 250 (length) X 98 (width) X 68 (depth)  | 1630-1700     | Mortar type 1   |
| 3         | 31             | 3033           | Post-Medieval | Unfrogged brick with sunken margins | 2870                     | 225 (length) X 104 (width) X 60 (depth) | 1450-1700     | Mortar type 1   |
| 4         | 31             | 3033           | Post-Medieval | Unfrogged brick with sunken margins | 2590                     | 230 (length) X 105 (width) X 63 (depth) | 1450-1700     | Mortar type 1   |
| 5         | 25             | 3108           | Post-Medieval | Sandstone fragment                  | 64                       |   | Post-Medieval | Laminated sandstone fragment similar to Yorkshire                     |
| 6         | 25             | 3032           | Post-Medieval | Frogged brick                       | 2365                     | 215 (length) X 162 (width) X 65 (depth) | 1700-1800     |   |
| 7         | 25             | 3032           | Post-Medieval | Frogged brick                       | 2470                     | 228 (length) X 94 (width) X 65 (depth)  | 1700-1800     | Mortar type 2 (grey lime/sand mortar with lime and quartz inclusions) |



|    |    |                |               |                                     |      |  |           |   |
|----|----|----------------|---------------|-------------------------------------|------|--|-----------|---|
| 8  | 19 | 3032           | Post-Medieval | Frogged brick                       | 1650 | 105 (width) X 65 (depth)                 | 1700-1780 | Mortar type 3 (grey lime/sand mortar with coal inclusions)                            |
| 9  | 19 | 3032 (nr 3033) | Post-Medieval | Unfrogged brick with sunken margins | 1308 | 106 (width) X 60 (depth)                 | 1630-1700 |   |
| 10 | 20 | 3032           | Post-Medieval | Frogged brick                       | 2670 | 220 (length) X 105 (width) X 62 (depth)  | 1700-1800 | Mortar type 2   |
| 11 | 20 | 3032           | Post-Medieval | Frogged brick                       | 2470 | 218 (length) X 104 (width) X 62 (depth)  | 1700-1800 | Mortar type 2   |
| 12 | 26 | 3034           | Post-Medieval | Unfrogged brick                     | 2315 | 222 (length) X 100 (width) X 65 (depth)  | 1730-1800 | Mortar type 4 (grey/white lime/sand mortar with quartz, lime and charcoal inclusions) |
| 13 | 26 | 3033           | Post-Medieval | Unfrogged brick                     | 2295 | 222 (length) X 100 (width) X 58 (depth)  | 1450-1700 | Mortar type 4; small corner cut-out of corner to act as rebate for post or door joint |
| 14 | 22 | 2850           | Post-Medieval | Floor tile                          | 4500 | 250 (length) X 250 (length) X 28 (depth) | 1600-1800 | Unglazed, bevelled  |
| 15 | 32 | 3033 (nr 3032) | Post-Medieval | Unfrogged brick with sunken margins | 1952 | 110 (width) X 62 (depth)                 | 1630-1700 | Mortar type 1   |
| 16 | 32 | 3033           | Post-Medieval | Unfrogged brick                     | 1200 | 104 (width) X 60 (depth)                 | 1630-1700 | Mortar type 1   |

|    |    |      |               |                              |      |                          |               |   |
|----|----|------|---------------|------------------------------|------|--------------------------|---------------|---|
| 17 | 32 | 3046 | Post-Medieval | Unfrogged brick              | 1200 | 110 (width) X 60 (depth) | 1630-1700     | Mortar type 1   |
| 18 | 28 | 3107 | Post-Medieval | Reigate Stone                | 70   |                          | Post-Medieval | Fragment of Reigate 'greensand' stone   |
| 19 | 28 | 2276 | Post-Medieval | Peg Tile                     | 512  | 155 (width) X 13 (depth) | 1500-1800     | Mortar type 5: white lime/sand mortar with frequent quartz and moderate charcoal inclusions |
| 20 | 28 | 2276 | Post-Medieval | Peg Tile (four pieces)       | 1542 | 155 (width) X 13 (depth) | 1500-1800     | Mortar type 5   |
| 21 | 11 | 3033 | Post-Medieval | Unfrogged brick (six pieces) | 772  |                          | 1480-1700     | Brick debris fragments  |
| 22 | 11 | 3032 | Post-Medieval | Brick (two pieces)           | 232  |                          | 1630-1700     | Brick debris fragments  |
| 23 | 11 | 2276 | Post-Medieval | Peg Tile (six pieces)        | 1688 | 155 (width) X 13 (depth) | 1500-1800     |   |
| 24 | 11 | 2271 | Post-Medieval | Pan Tile fragment            | 252  |                          | 1620-1800     |   |
| 25 | 11 | 3100 | Post-Medieval | Plaster                      | 60   | 20 (depth)               | Post-Medieval | Plain unpainted plaster   |

### Conclusions:

Earliest structure are walls [31]/[32], incorporating oven [28]. Presence of two bricks in transitory fabric 3033 nr 3032 suggests early-mid 17<sup>th</sup> Century date, but could potentially be earlier. The tile roof of the oven is constructed in a different mortar and tiles in post-medieval fabric 2276

(post-1500). This could be either a later addition, or simply that different functions required different mixes. Mortar on tiles is discoloured by heat, but not sooted, suggesting hot coals were placed in oven, or possibly heat from separate fire below.

Next phase of construction is suggested by mortar type 2 (well and tiled floor). Fabrics could date from the 1630s, but may be later, possibly early 18<sup>th</sup> Century. Subsequently the features have gone out of use by the time of the drain [19], which is probably late 18<sup>th</sup> – early 19<sup>th</sup> Century construction date.

The early walls could be Tudor, but more likely earlier 17<sup>th</sup> Century based on fabrics. Potentially the ‘later’ fabrics could be misfired versions of 3033 that have taken on characteristics of 3032 transitional bricks.

## **Appendix V: Clay Pipe Report**

[16] – 2 stems

[17] – 1 undecorated bowl and stem; Type 12 (c.1730-80)

- 7 bowls and stems with corn-decoration; Type 24 (c.1810-40)
- 2 bowls and stems with lined-decoration running up the bowl and a six-point star on the foot; Type 15 (c.1840-80)
- 1 bowl with corn-decoration, Masonic marks (including the set square, compasses and all-seeing eye) and maker's mark on the foot; Type 24 (c.1810-40) – suggests that there may have been Masons living there (although it could have been used by non-Masons)?

[27] – 6 stems

All of the above identifications are based on A. Oswald, 'Clay Pipes for the Archaeologist', BAR14, 1975

## **Appendix VI: Other Finds**

[16] – 2 small stone balls, possibly marbles

[16] – 1861 farthing

[17] – 2 tall medicine bottles (cylindrical mould made after 1820)

- 1 smaller squatter square pill-box (19<sup>th</sup> Century)