

**Archaeological Evaluation Report
154 Bayswater Road, Bayswater
City of Westminster
London, W2 4RT**

NGR: TQ 2564 8058

Planning Ref: 14/03749/FULL

**ASE Project No: 7330
Site Code: BAY 15**

**ASE Report No: 2015248
OASIS id: archaeol6-217460**



By Ian Hogg



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Date of Issue:	July 2015		
Revision:			

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Abstract

Archaeology South-East was commissioned by Gleeds Management Services on behalf of their client to undertake an archaeological evaluation at 154 Bayswater Road, Bayswater, City of Westminster, London. The evaluation comprised two small trenches.

Only a narrow strip of land in the south of the site has not been truncated by the construction of the present buildings though even here a layer of post-medieval made-ground was underlain by reworked subsoil that probably pertains to an early 19th century garden, or to the construction of the present house. The subsoil overlay natural sandy gravel, recorded at 28.00m AOD. No archaeological features or finds were recorded.

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1.0 INTRODUCTION

1.1 Site Background

1.1.1 Archaeology South-East was commissioned by Gleeds Management Services on behalf of their client to undertake an archaeological evaluation at 154 Bayswater Road, Bayswater, City of Westminster, London, W2 4RT (Figure 1, NGR: TQ 2564 8058).

1.1.2 The site is currently occupied by two 19th century terraced properties, consisting of 6 Palace Court and 154 Bayswater Road. The site is bound to the north by 10 Palace Court, to the east by the Hyde Park Hilton Hotel, to the south by Bayswater Road and to the west by 4 Palace Court.

1.1.3 The evaluation originally comprised a single trench; this was subsequently divided into two to maintain access to the existing buildings.

1.2 Geology and Topography

1.2.1 The solid geology of the study site is shown by the British Geological Survey as London Clay deposits forming the London Basin, overlain by a drift geology consisting of Lynch Hill Gravel Member.

1.2.2 Geotechnical investigations undertaken within the basement of the properties on site in 2013, recorded up to 0.40m of concrete and made ground deposits immediately overlying Lynch Hill Gravel deposits (Constructive Evaluations 2013).

1.2.3 The site is approximately level at a height of approximately 29m Above Ordnance Datum (AOD).

1.3 Planning Background

1.3.1 Planning consent was granted in 2014 for the complete demolition of 154 Bayswater Road and of 6 Palace Court behind the retained front facade. Redevelopment of the site will provide 15 residential properties within a building comprising a lower ground, ground and five/six upper floors with associated works including landscaping, mechanical plant and terraces. (Ref. No.: 14/03749/FULL).

1.3.2 The below ground impact of the development will comprise the deepening of the existing basements by c. 1m and the extension of those basements to the Bayswater Road frontage, currently unbasemented.

1.3.3 In light of the archaeological potential highlighted within the Desk-Based Assessment (CgMs 2014), the Greater London Archaeology Advisory Service (GLAAS), who advise the City of Westminster on their archaeological obligations, recommended that a programme of historic building recording and archaeological investigation be undertaken as a condition of planning consent:

A) "No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has

secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

- B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).
- D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured."

REASON: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF"

- 1.3.4 Further discussion regarding the scope of work at the site between the Client, ASE and GLAAS established that the evaluation should comprise the complete excavation of the currently unbasemented area in the south portion of the site (Fig. 2). This work will inform the requirement, or lack thereof, for further work within the existing basements.
- 1.3.5 An Archaeological Written Scheme of Investigation (ASE 2015) was prepared prior to the commencement of this phase of works, this document set out the methodology for the works. All works were carried out in accordance with the ClfA standards and guidance (ClfA 2014a, b and c).

1.4 Project Aims and Objectives

1.4.1 The general aims of the evaluation as set out in the WSI (ASE 2015) were:

- To establish the presence or absence of archaeological remains and deposits within the footprint of the proposed development.
- To determine the survival, extent and minimum depth below modern ground level of any such remains
- To determine the nature and significance of any archaeological deposits
- To make a record of any archaeological deposits within the basement extension area and determine their date, function and character
- To enable the archaeology advisor at GLAAS to make an informed decision as to the requirement for any further archaeological work within the existing basement locations.
- Specifically when undertaking the fieldwork the site team should consider the potential for Roman roadside features (burials, ditches, transitional features from the prehistoric forebear of the road) and also the potential for the aforementioned palaeochannels to survive underneath the existing basements.

1.4.2 In the event that archaeological remains were present consideration was to be given to the Research Framework for London Archaeology (Museum of London 2002). Specifically:

- P6, Para 6: *"Identifying a pre-London road pattern? For instance, was there a Silchester-Colchester by-pass road? It should be possible to find a London-Winchester road and many more local roads; was it not more likely that road transport was used rather than local river transport?"*
- R1, Para 6 *"Understanding how the relationship between hinterland and territorium of Londinium operated"*
- R4, Para 1 *"Analysing the nature and reasons for the evolution of the road system, river crossings and internal street layouts and their importance as engines of development and change"*

1.5 Scope of Report

1.5.1 This report details the results of the archaeological evaluation carried out on the site between the 22nd and the 28th June 2015 and has been prepared in accordance with the Written Scheme of Investigation (ASE 2015b). The work was carried out by Ian Hogg (Archaeologist), Steve White (Archaeologist) and Sarah Ritchie (Archaeologist). The fieldwork was managed by Andy Leonard.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The following archaeological and historical information is drawn from a prior Desk Based Assessment for the site (CgMs 2014) and is not repeated in full here. For a complete background refer to the Desk Based Assessment.
- 2.2 No designated Scheduled Ancient Monuments, Historic Wrecks or Historic Battlefields lie within the study area. The site does not lie within an Archaeological Priority Area.
- 2.3 The Grade I listed Registered Park and Garden of Kensington Gardens lies on the opposite side of Bayswater Road from the site.

Prehistoric

- 2.4 The earliest prehistoric activity identified within the area is associated with the Mesolithic period, which relates to a small scatter of residual worked flint (MLO77887, TQ 2565 8010) c.450m to the south of the site, and a stone axe head (MLO9690, TQ 261 801) found c.700m to the southeast.
- 2.5 Three palaeochannels were identified running northeast-southwest during an evaluation on Kensington Palace Gardens (MLO77438, TQ 2565 8010) c.500m to the south of the site.
- 2.6 A possible Bronze Age ditch, aligned east-west, was found during an evaluation in Kensington Gardens (MLO74297, TQ 2580 8050) c.200m to the southeast of the site.
- 2.7 Two possible north-south Bronze Age hollow ways (MLO78005, TQ 2565 8010; MLO98123, TQ 25586 80035) associated with several fragments of pottery and struck flint (MLO77438, TQ 2565 8010), have been recorded to the south of the site.

Iron Age and Roman

- 2.8 A possible Iron Age trackway and later Roman road between Silchester and Colchester, is thought to follow the same alignment as the modern Bayswater Road, onto which the site fronts onto (MLO11208, TQ 2769 8096; MLO14883, TQ 2485 8025; MLO12537, TQ 24850 80250; Margary 1973). Evidence for road side ditches, field boundaries, burials and isolated finds are often associated with sections of trackways or roads from these periods.
- 2.9 The presence of a possible Roman beacon is noted on high ground to the west of the site (MLO13295, TQ 2500 8040).
- 2.10 Pottery fragments, thought to be Roman in date, have been found c.200m to the southeast of the site (MLO74298, TQ 2580 8050).

Anglo Saxon and Medieval

- 2.11 The first documentary evidence for settlement in the vicinity of the site is at Kensington, listed in the Domesday Survey of 1086. The survey mentions meadows, pasture, woodlands, a vineyard, and a priest, but no church. No finds of Anglo-Saxon date have been identified within a 750m radius of the site.
- 2.12 The name Bayswater is likely to derive from Bayard's Watering, the main spring in the district. In 1439 Westminster Abbey granted a water supply from this source to the City of London (Weinreb, Hibbert & Keay 2008).
- 2.13 By 1356, a small settlement known as Nottynghuall was recorded as being established within the vicinity of the junction between Bayswaters Road and Kensington Church Street to the southwest of the site (MLO12526, TQ 2535 8045). The anticipated extent of the settlement has been designated as a 'Site of Archaeological Importance'. Kensington Church Street which runs through this area and is believed to have Medieval origins (MLO12536, TQ 25510 80070).
- 2.14 Documentary evidence indicates that a medieval manor house was once located in the vicinity of Kennington Palace Green (MLO18384, TQ 2580 8000) to the south of the site.

Post-medieval

- 2.15 The Grade I listed Registered Park and Garden of Kensington Gardens is located immediately opposite the site. Development of the pleasure grounds and gardens began in the late 17th century by George London and Henry Wise, incorporating land from Hyde Park. During this period Nottingham House, later renamed Kensington Palace, present within the gardens, was brought by William III and Queen Mary as a convenient retreat from hectic urban life (MLO67353, TQ 26372 80210). Due to the intrusive elements of the proposed development being located at basement level, it is not anticipated the development will have an impact on the setting of the designated Registered Park and Garden.
- 2.16 Rocque's map of 1746 (not reproduced) indicates the sites lay in a garden or horticultural plot bound by properties on the northern side of the road labelled Kensington Gravel Pits. Established ribbon development is noted on this section of road.
- 2.17 The 18th century road name marked on the 1746 map suggests post-medieval gravel quarrying was taking place in close proximity to the road. This is supported by the identification of several 18th century quarry pits adjacent to Bayswater Road (MLO98873, TQ 26235 80659) during an evaluation c.600m to the east of the site.
- 2.18 The Ordnance Survey Drawing of 1807 (not reproduced) provides a more detailed view of the site and its immediate environs. The site itself appears to still be situated within a garden or horticultural plot; although its immediate environs appear to be increasingly developed.

- 2.19 The 1828 Gutch Parish of Paddington map (not reproduced) locates the site in reasonable detail as being located in a roadside plot of open ground. Further detail presented on Davies, Bartlett and Britton's map of 1834 (not reproduced), which indicates the site is in use for horticulture.
- 2.20 By 1840 this plot of land has been developed, with a single roadside building surrounded by formal gardens. The footprint of this building straddles the western boundary of the site. The layout of the site remains unchanged in the 1847 and 1855 Lucas Parish of Paddington maps, and in the 1867 OS Map (not reproduced).
- 2.21 The 1895 OS Map (not reproduced) shows the previous building has been demolished, replaced by a row of terraced houses, with two terraced properties now consistent with the currently existing properties of 6 Palace Court and 154 Bayswater Road present on site. The layout of the site does not alter though into the present day.

3.0 ARCHAEOLOGICAL METHODOLOGY

3.1 Fieldwork Methodology

- 3.1.1 A single trench comprising the majority of the unbasemented area was originally to be excavated. However, practically this proved impossible due to the need to maintain access to the buildings, the need to maintain the southern boundary wall and the presence of various live services. In agreement with Gillian King, therefore, the evaluation was reduced to two small trenches.
- 3.1.2 Both trenches were scanned using a CAT cable avoidance tool prior to excavation using a 3 ton mechanical excavator fitted with a flat-bladed bucket under archaeological supervision. Excavation was undertaken in spits of no more than 0.10m up to a maximum depth of 1m. A deeper sondage was excavated in Trench 2.
- 3.1.3 All deposits were then recorded using ASE standard context sheets, with colours recorded by visual inspection only. Vertical sections were taken across where necessary and a comprehensive photographic record was kept.
- 3.1.4 Trenches were hand planned and subsequently tied in to the Ordnance Survey.
- 3.1.5 Spoil heaps and trench bases were scanned by eye for unstratified finds.
- 3.1.6 Trenches were backfilled using the machine bucket, no formal reinstatement was undertaken.

3.2 Archive

- 3.2.1 The site archive is currently held at the offices of ASE and will be deposited at the LAARC in due course. The contents of the archive are tabulated below (Table 1).

Number of Contexts	15
No. of files/paper record	1
Plan and section sheets	3
Photographs	17 digital
Bulk finds	0

Table 1: Quantification of site archive

4.0 RESULTS

4.1 Trench 1

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m	Height m AOD
1/001	Masonry	Paving slabs and bedding layer	1.85	1.40	0.08	29.37-29.35
1/002	Layer	Made ground	1.05	0.90	0.32	29.27
1/003	Masonry	Concrete vault wall	1.45	0.41	0.20	29.20
1/004	Masonry	Coal shoot	0.50	0.41	0.19	29.22
1/005	Masonry	Vault roof	1.85	0.90	-	28.94
1/006	Masonry	Coal shoot capping	0.50	0.41	0.07	29.29

Table 2: Trench 1 list of recorded contexts

- 4.1.1 Trench 1 was located in the west of the site; it measured 1.85m x 1.4m and was 0.40m deep at the northern end and 0.08m deep at the western end. Excavation ceased at the top of the vault. Natural deposits were not recorded within this trench.
- 4.1.2 The earliest deposit recorded within the trench was the roof of the one of the vaults of 6 Palace Court [1/005] this was constructed from grey concrete and measured 1.85m in length, 0.90m in width, the thickness of this deposit was not ascertained. A square coal shoot had been built into the roof at the eastern end of the trench [1/004] this comprised frogged yellow bricks measuring 225mm x 112mm x 61mm laid in header pattern bonded with cement mortar. The coal shoot measured 0.50m in length, 0.41m in width and at least 0.19m in thickness. The shoot was capped with three rectangular limestone capping slabs [1/006] each measuring 410mm x 120mm x 70mm and bonded with cement mortar.
- 4.1.3 A modern concrete vault wall [1/003] was aligned east to west and measured 1.45m in length, 0.41m in width and at least 0.20m in height. The vault roof was overlain by crushed concrete made ground [1/002] 0.32m thick. The trench was sealed by paving slabs laid upon a yellow sand bedding layer [1/001], this deposit measured 0.08m in thickness.

4.2 Trench 2

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m	Height m AOD
2/001	Masonry	Paving slabs and bedding layer	3.20	2.80	0.08	29.34-29.37
2/002	Masonry	Concrete slab	3.20	2.80	0.16-0.45	29.26-29.29
2/003	Fill	Construction fill	3.20	0.11-0.47	0.51	28.87
2/004	Masonry	Vault wall	3.20	-	0.51	28.87
2/005	Cut	Cut for vault	3.20	0.11-0.47	0.51	28.87
2/006	Fill	Fill of feature	3.20	1.34	0.43	28.90
2/007	Cut	Cut of feature	3.20	1.34	0.43	28.90
2/008	Layer	Made ground	1.70	1.20	0.40	29.08
2/009	Layer	Reworked subsoil	3.20	2.70	0.65	28.65
2/010	Layer	Natural gravels	3.20	2.70	-	28.00

Table 3: Trench 2 list of recorded contexts

- 4.2.1 Trench 2 was located in the east of the site; it was L-shaped and measured 3.20m x 2.80m and was 1.00 m deep at the eastern end and 1.00m deep at the western end. Excavation ceased at the 1.00m depth. A deeper sondage was excavated through the middle of the trench to ascertain the depth of natural deposits.
- 4.2.2 Here the natural mid yellowish orange sandy gravel [2/010] were overlain by mid yellowish brown sandy silt [2/009] with occasional charcoal flecks and post-medieval CBM flecks. This deposit measured 0.65m in thickness. The deposit has been interpreted as a reworked subsoil, probably during post-medieval horticulture or during construction of the building. The subsoil was overlain by very firm, mid orangey brown, clayey gravel post-medieval made ground [2/008] 0.40m thick. No other finds were recovered from this subsoil.

- 4.2.3 The post-medieval made ground was cut by an east to west aligned linear feature [2/007] which had vertical sides and a flat base. The feature measured 3.20m in length, 1.34m in width and 0.43m in depth. The fill [2/006] comprised dark greyish brown sandy silt with charcoal and post-medieval CBM inclusions. Given the regularity of this feature it seems likely to be related to the construction of the existing basements.
- 4.2.4 This was cut by the construction cut for the vault [2/005]; which was irregular in shape with a possible access step in the west of the trench, it had vertical sides, the base was not observed. The construction cut measured 3.20m in length 0.47m in width and at least 0.51m in depth. The vault wall itself [2/004] was constructed from concrete coated in bitumen; the thickness of the wall was not ascertained. The construction fill [2/003] comprised loose, greyish brown with post-medieval CBM and charcoal inclusions.
- 4.2.5 The construction fill was overlain by a concrete slab [2/002] between 0.16m and 0.45m thick. The concrete last overlain by paving slabs and a yellow sand bedding layer [2/001], this deposit measured 0.08m in thickness.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Overview of stratigraphic sequence

- 5.1.1 The entirety of Trench 1 overlay the basement vaults of 6 Palace Court. The roof of one vault, as well as a coal shoot, were recorded.
- 5.1.2 In Trench 2 natural sandy gravel, recorded at 28.00m AOD in a sondage was overlain by a post-medieval reworked subsoil and made ground. The subsoil may be evidence of the garden thought to exist on site in the early 19th century, or of the construction of the present building. The made ground was cut by a linear feature thought to be related to the construction vaults of the existing building. The vault wall of 154 Bayswater Road was recorded in the northern trench section, and was constructed from concrete.
- 5.1.3 Only 19th and 20th century CBM was observed and this was not collected.

5.2 Deposit survival and existing impacts

- 5.2.1 The entire northern portion of the site has been heavily truncated by the vaults of the existing buildings, leaving only a thin strip of less disturbed ground along the southern edge of the site. This was particularly evident in the western half of the site where the vaults extended further to the south.
- 5.2.2 Undisturbed subsoil was not recorded on site, however, a reworked post-medieval subsoil was observed in the south-west. This was overlain by late post-medieval made ground.

5.3 Consideration of research aims

- 5.3.1 No evidence of prehistoric or Roman activity was recorded on site; the degree of truncation makes the presence of extant Roman remains highly unlikely.

5.4 Conclusions

- 5.4.1 Only a narrow strip of land in the south of the site has not been truncated by the construction of the present buildings though even here a layer of post-medieval made-ground was underlain by reworked subsoil that probably pertains to an early 19th century garden, or to the construction of the present house. The subsoil overlay natural sandy gravel, recorded at 28.00m AOD. No archaeological features or finds were recorded.

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ACKNOWLEDGEMENTS

ASE would like to thank Gleeds Management Services on behalf of their client for commissioning the work and for their assistance throughout the project, and Gillian King of GLAAS for her guidance and monitoring. The evaluation was directed by Ian Hogg. Justin Russell produced the figures for this report; Andy Leonard project managed the excavations and Jim Stevenson and Dan Swift who project managed the post-excavation process.

HER Summary

Site Code	HAN 15					
Identification Name and Address	154 Bayswater Road, Bayswater, City of Westminster					
County, District &/or Borough	City of Westminster					
OS Grid Refs.	TQ 2564 8058					
Geology	Lynch Hill Gravels					
Arch. South-East Project Number	7330					
Type of Fieldwork	Eval.					
Type of Site	Deep Urban					
Dates of Fieldwork	Eval. 22-06-2015 to 29-06-2015					
Sponsor/Client	Gleeds Management Services					
Project Manager	Andy Leonard					
Project Supervisor	Ian Hogg					
Period Summary						
			Post-medieval			
<p><i>Summary</i></p> <p><i>Archaeology South-East was commissioned by Gleeds Management Services on behalf of their client to undertake an archaeological evaluation at 154 Bayswater Road, Bayswater, City of Westminster, London. The evaluation comprised two small trenches.</i></p> <p><i>Only a narrow strip of land in the south of the site has not been truncated by the construction of the present buildings though even here a layer of post-medieval made-ground was underlain by reworked subsoil that probably pertains to an early 19th century garden, or to the construction of the present house. The subsoil overlay natural sandy gravel, recorded at 28.00m AOD. No archaeological features or finds were recorded.</i></p>						

OASIS Form

OASIS ID: archaeo16-217460

Project details

Project name 154 Bayswater Road, Westminster

Short description of the project Archaeology South-East was commissioned by Gleeds Management Services on behalf of their client to undertake an archaeological evaluation at 154 Bayswater Road, Bayswater, City of Westminster, London. The evaluation comprised two small trenches. Only a narrow strip of land in the south of the site has not been truncated by the construction of the present buildings though even here a layer of post-medieval made-ground was underlain by reworked subsoil that probably pertains to an early 19th century garden, or to the construction of the present house. The subsoil overlay natural sandy gravel, recorded at 28.00m AOD. No archaeological features or finds were recorded.

Project dates Start: 22-06-2015 End: 29-06-2015

Previous/future work Yes / Not known

Any associated project reference codes BAY 15 - Sitecode

Any associated project reference codes 7330 - Contracting Unit No.

Type of project Field evaluation

Site status None

Current Land use Residential 2 - Institutional and communal accommodation

Monument type VAULT Post Medieval

Significant Finds NONE None

Methods & techniques "Targeted Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt National Planning Policy Framework - NPPF

Position in the planning process After full determination (eg. As a condition)

Project location

Country England

Site location GREATER LONDON CITY OF WESTMINSTER CITY OF WESTMINSTER 154 Bayswater Road, Bayswater

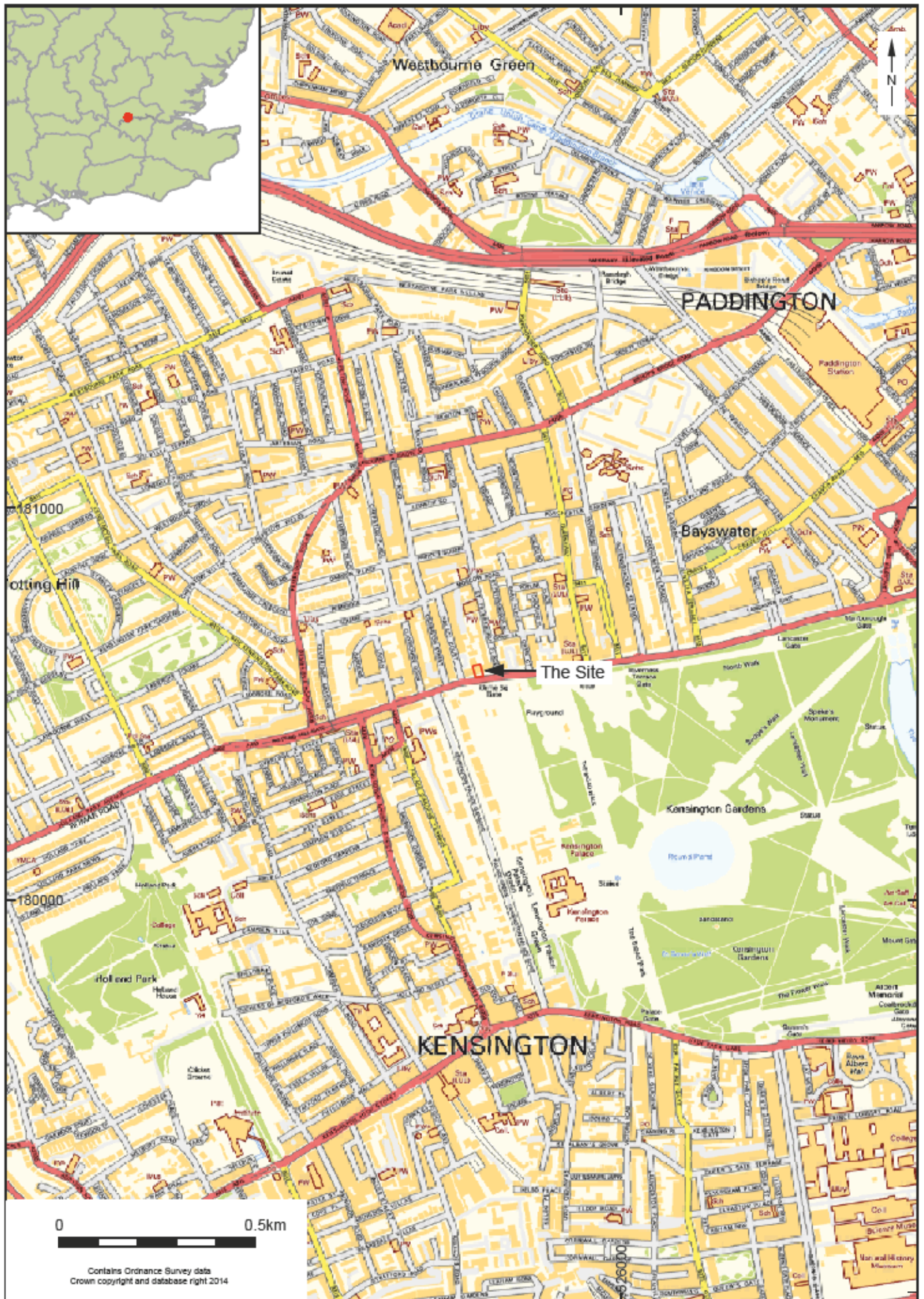
Postcode W2 4RT

Study area 100.00 Square metres

Site coordinates TQ 2564 8058 51.5096665259 -0.189332197923 51 30 34 N
000 11 21 W Point

Height OD / Depth Min: 28.00m Max: 28.00m

Project creators
Name of Organisation Archaeology South-East
Project brief originator GLAAS
Project design originator ASE
Project director/manager Andrew Leonard
Project supervisor Ian Hogg
Project supervisor Steve White
Type of sponsor/funding body Developer
Name of sponsor/funding body Gleeds Management Services
Project archives
Physical Archive Exists? No
Physical Archive recipient LAARC
Digital Archive recipient LAARC
Digital Contents "Stratigraphic"
Digital Media available "Images raster / digital photography","Text"
Paper Archive recipient LAARC
Paper Media available "Context sheet","Plan","Report","Section","Unpublished Text"
Entered by Ian Hogg (ian.hogg@ucl.ac.uk)
Entered on 13 July 2015



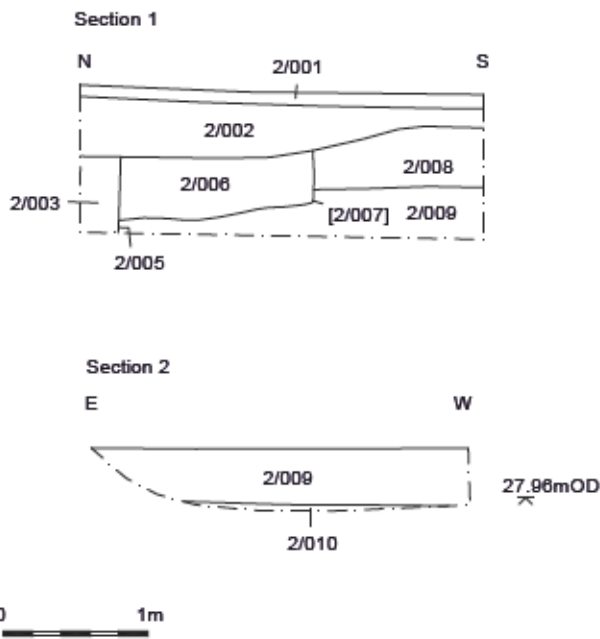
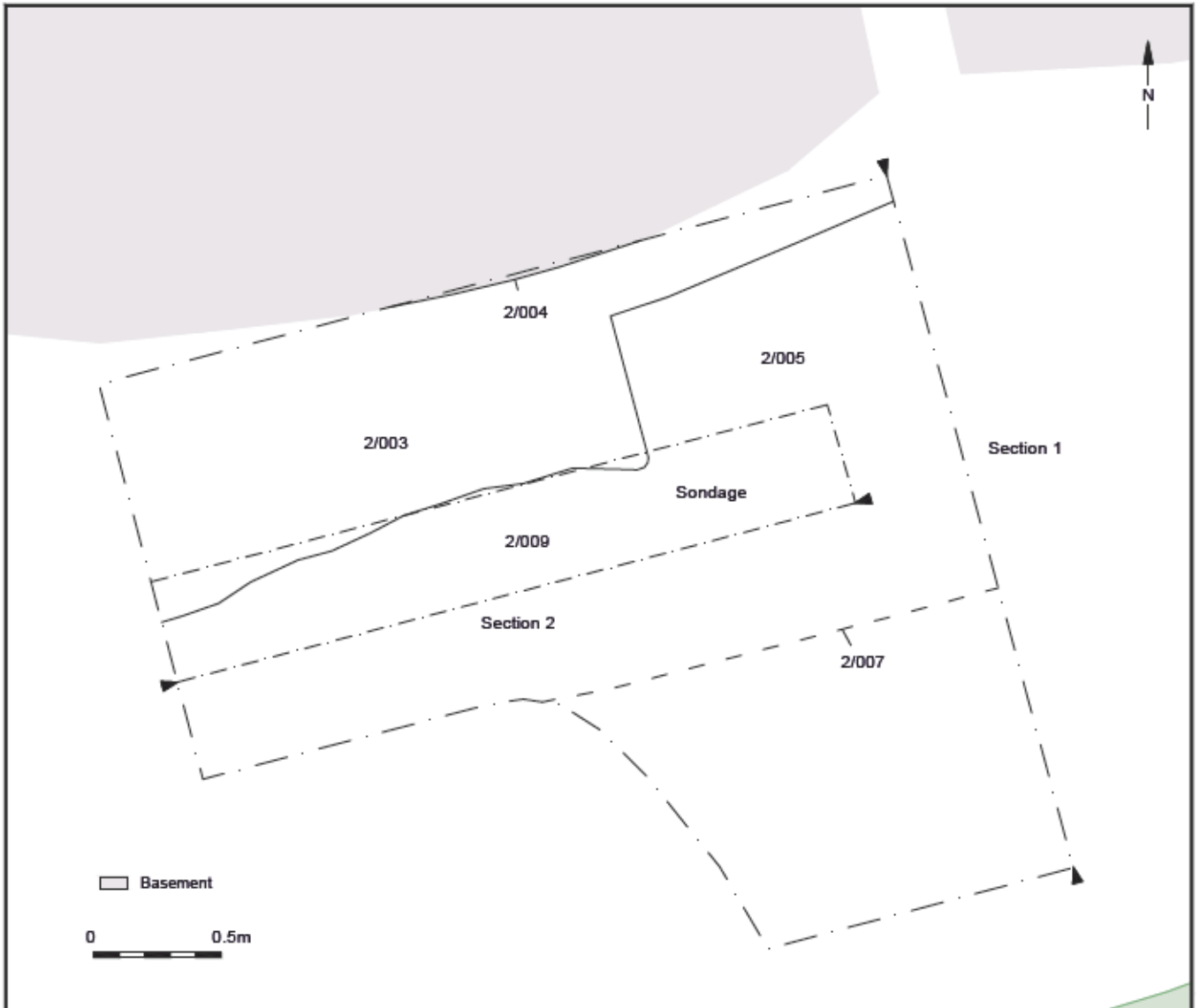
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Project Ref: 7330	July 2015	Site location	
Report Ref: 2015248	Drawn by: JLR		



© Archaeology South-East		154 Bayswater Road, London	Fig. 2
Project Ref: 7330	July 2015	Site plan	
Report Ref: 2015248	Drawn by: JLR		



© Archaeology South-East		154 Bayswater Road, London	Fig. 3
Project Ref: 7330	July 2015	Trench 1: plan and photograph	
Report Ref: 2015248	Drawn by: JLR		



Trench 1 looking east



Sondage looking south

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