

**107 NEW BOND STREET
London
W1**

London Borough of Westminster

Report on archaeological watching brief

June 2018



**107 NEW BOND STREET
London
W1**

Site Code NWD18
NGR 528740 181010
OASIS reference molas1-314009

Planning reference 17/08799/FULL
Condition Number 11

Report on an archaeological watching brief

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Summary

This report presents the results of an archaeological watching brief carried out by MOLA at 107 New Bond Street, W1, City of Westminster. The report was commissioned from MOLA by the client 107 New Bond Street Limited

In accordance with the Written Scheme of Investigation (MOLA 2018, dated 01/02/18) a watching brief was carried out on the site between and 12 March and 09 April 2018.

Ground reduction for a new basement revealed only natural gravels at c 19.0m to 18.80m OD; gravels noted above this level were disturbed and probably date to the installation of several concrete bases in the 20th century for columns to support the existing building.

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1 Introduction

1.1 Site background

- 1.1.1 An archaeological watching brief was carried out by MOLA at 107 New Bond Street ('the site') between 12 March and 09 April 2018 (see *Fig 1*). This document is the Report on that work.
- 1.1.2 The site is bounded by New Bond Street to the north east, Haunch of Venison Yard to the south west and adjoining terrace buildings to the north west and south east. A vaulted basement extends beneath the pavement and road of New Bond Street. The centre of the site lies at National Grid reference 528740 181010. The site was recently occupied by a shop on the ground floor with associated storage in the basement and offices above. Modern pavement level near to the site lies at c 22.5m OD and the existing basement slab is c 19.5m OD.
- 1.1.3 A desk top Archaeological Assessment (HEA) was previously prepared which covers the whole area of the site (MOLA 2017). This document should be referred to for information on the natural geology, archaeological and historical background of the site (and the initial assessment of its archaeological potential).
- 1.1.4 Further to the condition on Planning Consent, a Written Scheme of Investigation was prepared by MOLA (MOLA, 2018). All archaeological work has been carried out in accordance with that WSI.

1.2 Planning background

- 1.2.1 The legislative and planning framework in which the watching brief took place was fully set out in the *Archaeological impact assessment* which formed the project design for the evaluation (see Section 9, MOLA 2017).
- 1.2.2 The watching brief was carried out to fulfil a condition attached to the Planning Consent given by the Local Authority (Consent reference 17/08799/FULL; Condition number 11).

1.3 Scope of the watching brief

- 1.3.1 An archaeological watching brief is normally a limited fieldwork exercise. It is not the same as full excavation, though individual features may be fully excavated.
- 1.3.2 The watching brief was carried out within the terms of the relevant Standard for watching brief specified by the Institute for Archaeologists (CIFA, 2014).
- 1.3.3 All work has been undertaken within the research priorities established in the Museum of London's A research framework for London Archaeology, 2002.
- 1.3.4 All work was undertaken within research aims and objectives established in the Written Scheme of Investigation for the watching brief (Section 2.2, MOLA, 2018)

2 Topographical and historical background

A detailed description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment (MOLA 2017). A resume is provided here.

2.1 Topography

- 2.1.1 The geology on the site comprises Lynch Hill terrace gravels directly overlying London Clay (British Geological Society (BGS), Sheet 256). The closest archaeological evaluation to the site is at 111–112 New Bond Street, 35m to the south. The top of natural gravel was recorded at 18.1m OD (c 3.7m bgl) and the top of London Clay at c 15.3m OD (6.5m bgl).
- 2.1.2 Recent research in *The Lost Rivers of London* (Barton and Myers, 2016) projected the meandering course of the River Tyburn to run 30m to the southwest of the site.
- 2.1.3 Ground level around the site lies at c 22.5m OD on the New Bond Street external pavement, based on Ordnance Survey street levels as marked on Mastermap.

2.2 Archaeology

Prehistoric period

- 2.2.1 The site has a low potential for archaeological remains dating to the prehistoric period. The only potential for the site is for isolated Palaeolithic artefacts located in the Lynch Hill Gravels.

Roman period

- 2.2.2 The site has a low potential for archaeological remains dating to the Roman period. The location of the site on the marshy ground along Tyburn's eastern valley would not have been ideal for settlement during this period. Little evidence of Roman activity or occupation has been recorded in the immediate area. This suggests that the surrounding area comprised an open rural landscape away from any main settlements.

Medieval period

- 2.2.3 The site has a low potential for archaeological remains dating to the early and later medieval periods. The site lay on the marshy eastern bank of the Tyburn River, and at some distance from the main settlements, the closest being the village of Tyburn, 185m to the northwest of the site. Little evidence of activity dating to these periods has been recorded within the immediate area, which in all likelihood, comprised of open fields although extensive water management and drainage activity took place locally at this time.

Post-medieval period

- 2.2.4 It was not until the 18th century that the site underwent development. There is potential for the survival of remains such as early 18th century ground raising deposits, deep cut features (such as wells, pits and ditches/drains) and the footings of foundations and cellars of early 18th century date below the basement slab. The exact location of the 17th century Civil War defences is currently unknown but their line is projected to lie south of the site and therefore it is considered unlikely to be present on the site.

3 The watching brief

3.1 Field methodology

- 3.1.1 The basement slab was broken out and cleared by contractors in places for a series of underpinning holes. These were not monitored by MOLA but several were observed after they had been dug. The new basement which is approximately 35m long by 6m wide was excavated intermittently by machine and was the subject of a series of monitoring visits carried out by MOLA over the course of its excavation.
- 3.1.2 Where referenced in this report (eg '13.45m OD'), levels relate to OS Ordnance Datum and were calculated by measurement from a nearby spot height on a plan provided by the client ((McDonald Architects, 1289-002, Rev -, 20.09.2017).

3.2 Recording methodology

- 3.2.1 A written and drawn record of all archaeological deposits encountered was carried out in accordance with the Written Scheme of Investigation (MOLA 2018).

3.3 Site archive

Number of trench record sheets	0
Number of overall location plans	1
Number of Context (SU) sheets	0
Number of photographs	13
Number of Plan sheets	1
Number of Sections	0

4 Results of the watching brief

For area of investigation see *Fig 2*.

4.1 Ground reduction for new basement

- 4.1.1 The new basement, which is approximately 35m SW-NE by 6m NW-SE, was excavated intermittently by a small tracked machine. The basement slab was at 19.50m OD and had been partially removed for a series of underpinning holes by the time of the first MOLA visit. Several of these underpinning holes were monitored, these were generally 1.50m by 1.20m and 2m deep, and no archaeology was noted in them.
- 4.1.2 At least eight concrete bases to support modern steel columns were noted forming two parallel lines running the length of the current basement. These were not original to the building, though when they had been installed was not known. Following demolition of the building the removal of some of these bases was monitored as the new basement was excavated.
- 4.1.3 Ground reduction of approximately 1.0m was monitored for the new basement. Undisturbed natural orange gravel was generally 0.50 to 0.70m below the current slab at c 19.0m to 18.80m OD. The deposits above the natural were also gravels but these were lighter coloured so were clearly disturbed. It may be this disturbance occurred when the concrete bases were installed to support the building and a new basement slab was installed.
- 4.1.4 There was no evidence of any archaeological features or deposits in the monitoring visits which covered the whole of the new basement and included a new lift shaft.

4.2 The finds

- 4.2.1 No finds were recovered during the watching brief.



Photo: the current basement showing some of the columns before the ground reduction (looking SW)



Photo: the site following reduction for the new basement (looking NE)

5 Archaeological potential

5.1 Answering original research aims

5.1.1 The only research aim relevant to this watching brief is;

- What is the nature and level of natural topography?

The natural was orange gravels of the Lynch Hill Gravels and was found at c 19.0m to 18.80m OD. Overlying gravel deposits were disturbed so this level is probably the base of the truncation.

5.2 Answering new research aims

5.2.1 There are no new research aims.

5.3 Significance of the data

5.3.1 The information recovered concerning the level of natural is of local significance only.

6 Publication and archiving

- 6.1.1 The results of the watching brief will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic researches into the development of London.
- 6.1.2 The site archive containing original records and finds will be stored in accordance with the terms of the *Written Scheme of Investigation* (MOLA 2018) with the Museum of London Archaeological Archive within 12 months of the end of the watching brief.
- 6.1.3 In view of the limited potential of the material (Sections 5) and the relatively limited significance of the data (Section 5.3) it is suggested that a short note on the results of the watching brief should appear in the annual round up of the *London Archaeologist*.

7 Acknowledgements

- 7.1.1 The author would like to thank the following for their contributions and help in producing this report: Nerijus Kazickas of Knight Build Ltd for help during this watching brief and Dave Saxby of MOLA who helped monitor the site.

8 Bibliography

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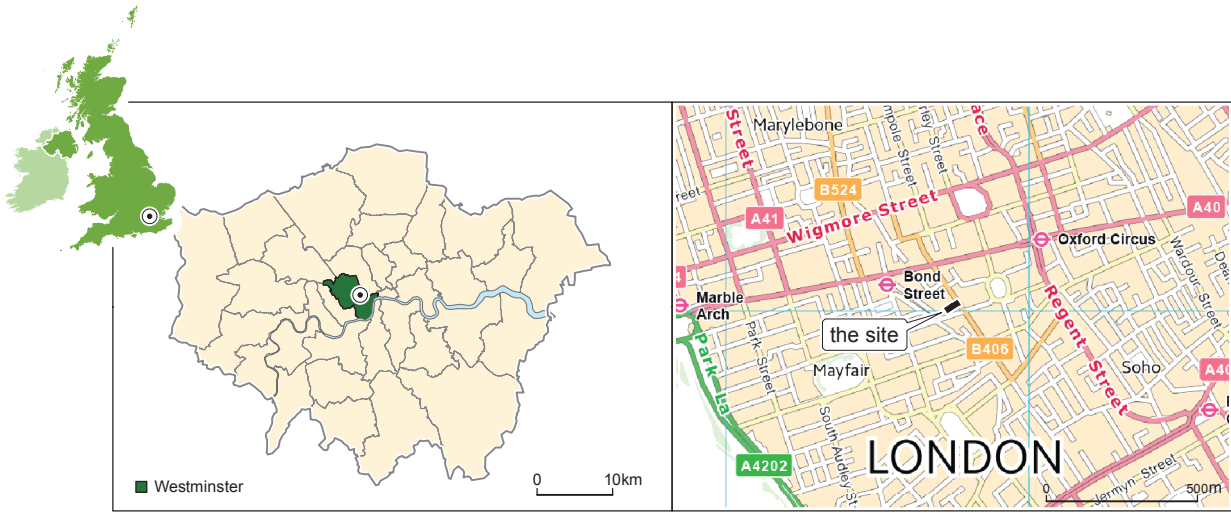


Fig 1 Site location



Fig 2 Watching brief area

9 OASIS archaeological report form

OASIS ID: molas1-314009

Project details

Project name	107 New Bond Street, W1
Short description of the project	Ground reduction for a new basement revealed only natural gravels at c 19.0m to 18.80m OD; gravels noted above this level were disturbed and probably date to the installation of several concrete bases in the 20th century for columns to support the existing building.
Project dates	Start: 12-03-2018 End: 09-04-2018
Previous/future work	No / No
Any associated project reference codes	NWD18 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER WESTMINSTER 107 New Bond Street
Postcode	W1
Study area	210 Square metres
Site coordinates	TQ 28740 81010 51.512832027242 -0.144524199569 51 30 46 N 000 08 40 W Point
Height OD / Depth	Min: 18.8m Max: 19m

Project creators

Name of Organisation	MOLA
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	MOLA

Project director/manager	Harry Clarke
Project supervisor	Tony Mackinder
Type of sponsor/funding body	Client
Name of sponsor/funding body	107 New Bond Street Limited

Project archives

Physical Archive Exists?	No
Physical Archive recipient	London Archaeological Archive
Digital Archive recipient	London Archaeological Archive
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	London Archaeological Archive
Paper Media available	"Notebook - Excavation', ' Research', ' General Notes", "Plan"

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	107 New Bond Street, W1
Author(s)/Editor(s)	Mackinder, T
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