

9 AND 11 DUKE STREET AND 1 DUKE'S MEWS London W1

City of Westminster

Evaluation report

September 2009





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City of Westminster

Evaluation report

Site Code: DUM09 National Grid Reference: 528322 181300

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Summary (non-technical)

This report presents the results of an archaeological evaluation carried out by MOL Archaeology on the site of 9 and 11 Duke Street, and 1 Duke's Mews, London, W1. The report was commissioned from MOL Archaeology by Paul Davis and Partners, architects, on behalf of the client The Portman Estate.

Following the recommendations of an archaeological impact assessment, two evaluation trenches were excavated on the site.

The results of the field evaluation have helped to refine the initial assessment of the archaeological potential of the site. It has shown that the site lies within the former channel of the river Tyburn. At the top of the alluvial sequence, between c 20.00m OD and 20.30m OD was an organic layer that contained early 18th-century domestic refuse. Over this, where not removed by the basements, lay at least 3m of made ground. This mostly consists of 18th-century deposits used to raise the general ground level.

In the light of revised understanding of the archaeological potential of the site, the report concludes the proposed redevelopment will impact across the entire basement footprint of 9 and 11 Duke Street to 20.30m OD, with further localised impacts beneath this level and in 1 Duke's Mews. The report recommends that further archaeological mitigation including a watching brief during groundworks with scope for localised excavation if deposits of interest are revealed, together with geoarchaeological and environmental sampling. However the final decision with regard to any further mitigation rests with the City of Westminster, as advised by English Heritage.

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1 Introduction

1.1 Site background

The evaluation took place at 9-11 Duke Street and 1 Duke's Mews, London WC1, and is bounded by buildings fronting onto Wigmore Street to the south and east, Duke Street to the west and Duke's Mews to the north (Fig 1). The centre of the site lies at National Grid reference 528322 181300. Numbers 9 and 11 Duke Street both have basements, which extend under the pavement to the west of the site and partially under Duke's Mews (in the form of a localised vault). The basement floor levels are variable and previously lay at between 20.77m and 21.27m OD although areas of the slab have since been removed, while no. 1 Duke's Mews does not have a basement. The site code is DUM09.

A desk-top *Archaeological impact assessment* was previously prepared, which covers the whole area of the site (Miles 2005). The *assessment* document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.

An archaeological field evaluation was subsequently carried out on a series of evaluation trenches in August 2009.

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Method Statement* which formed the project design for the evaluation (Miller 2009, Section 1.2).

1.3 Planning background

This archaeological evaluation was carried out as required under the archaeological planning condition placed on the development: planning application no. 07/10906/FULL, condition ref 18.

1.4 Origin and scope of the report

This report was commissioned by Paul Davis and Partners, architects, on behalf of the client, The Portman Estate and produced by Museum of London Archaeology (MOL Archaeology). The report has been prepared within the terms of the relevant Standard specified by the Institute for Archaeologists (IFA 2001).

Field evaluation, and the *Evaluation report* which comments on the results of that exercise, are defined in the most recent English Heritage guidelines (English Heritage 1998) as intended to provide information about the archaeological resource in order to contribute to the:

- formulation of a strategy for the preservation or management of those remains; and/or
- formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or
- formulation of a proposal for further archaeological investigations within a programme of research

1.5 Aims and objectives

All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology*, 2002.

The following research aims and objectives were established in the *Method Statement* for the evaluation (Section 2.2):

- What are the earliest deposits identified?
- What was the natural topography and environment of the site area in the past? Does the site lie within or adjacent to the river Tyburn?
- If the site lies in a 'dry-land' zone: What evidence of any settlement and land use from the prehistoric period onwards on and over the terrace gravels is there?
- Is there evidence from the postulated Roman settlement around the river crossing on the principal road (Oxford Street) and from the medieval Tyburn settlement focused around the original church (prior to its removal northwards to Marylebone *c* 1400)?
- Since the site may have been on the river bank, there could be evidence of flood/erosion episodes and also attempts at river control, such as timber revetments.
- If the site lies in a 'river' zone, is there evidence of the alluvial sequence and what is its date? Are there any low water regression phases that might be marked by weathered or organic peaty horizons?
- Can dating evidence be obtained from both any contemporary dumped refuse within the river deposits and from analysis of any organic materials (e.g. dendro chronology or C14 dating) from the site?
- Is there evidence of land reclamation on the site? It is likely that the river was progressively managed, reclaimed and eventually infilled/culverted from the medieval period, but particularly from the 16–17th century onwards. Evidence of medieval culverts conduits, cisterns and subsequent post-medieval building development could be present, although it is anticipated that the current basements will have truncated this phase in particular, and hence such evidence may be localised and principally confined to deeper cut features.
- If the site does not lie within the Tyburn what is the function of the deep deposits recorded during recent observations of the underpinning? Is this evidence of quarrying or another activity?
- What are the latest deposits identified?

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 (Miles 2005). A brief resume is provided here:

2.1 Topography

The site is located in the City of Westminster, to the west of the now culverted River Tyburn, but within the naturally created valley, most of which was levelled up in the post-medieval period. The River Tyburn would have deposited its own gravel terraces and later alluvium (deposits of mixed sand, gravels, clay and silt) as its channels meandered from east to west within the valley.

2.2 Prehistoric

Stray finds of isolated Acheulian pointed hand-axes have been recorded, nearby, in Wigmore Street, Vere Street, Henrietta Place and Oxford Street. These are considered to represent unstratified chance finds from the terrace gravels. There is no evidence for *in situ* settlement from the prehistoric period in the vicinity of the site. The main prehistoric potential of the site would be in the river deposits which may contain evidence of man's effect on the adjacent landscape, via preserved seeds and pollen.

2.3 Roman

The site lies to the north of the main east–west Roman road, which ran under present day Oxford Street. Along the line of the road it is probable there were occasional settlements, farmsteads, burial areas and agricultural systems. On the northern side of Oxford Street, a Roman well, a flagon and glass have been recorded and Roman tile has been recovered around the general area. Also a hoard of coins was found during building works at Selfridges in the 1840s and a more permanent Roman settlement may have existed around the bridge where the Oxford Street road crossed the river Tyburn, in the vicinity of what is now Bond Street Station.

2.4 Saxon

The site was probably outside the estate of Westminster Abbey, in the manor of Tyburn (Domesday Book 1086), which belonged to Barking Abbey. It is speculated that the settlement activity focused around the Tyburn bridge continued throughout the Saxon period because of the probable continued use of the Roman road and a known settlement in the same location in the medieval period.

2.5 Medieval

During the medieval period, the settlement around the Tyburn bridge probably stretched as a ribbon development along Marylebone High Street. However there is no evidence this settlement extended to the west of the River Tyburn.

2.6 Post-medieval

In the 16th and 17th centuries the site was essentially rural. At the beginning of the 18th century the site continued as open fields, with the River Tyburn partly in an open culvert along Marybone Lane or an open water course. In the vicinity, there was a number of probable quarry pits, possibly for gravel and a tile kiln existed adjacent to the site in 1746 (see front cover).

Urbanisation did not occur on the site until the Duke of Manchester's development of Manchester Square on Portman land in *c* 1776–88. This included 9 and 11 Duke Street. The properties have been altered since they were first constructed, with a mansard and rear extension to 11 Duke Street and 1 Duke's Mews was rebuilt in the second half of the 19th century.

3 The evaluation

3.1 Methodology

All archaeological excavation and monitoring during the evaluation was carried out in accordance with the preceding *Method Statement* (Miller 2009), and the *Archaeological Site Manual* (MoLAS 1994).

Two evaluation trenches were excavated: Trench 1 was excavated by machine and by hand, and Trench 2 was excavated by hand to the safe depth limit, with a machine dug slot in the base. A machine was undertaken by the contractors under the supervision of member of staff from MOL Archaeology.

The locations of evaluation trenches were recorded by MOL Archaeology by offsetting from adjacent standing walls and plotted on to a Survey (Drg. No. 1333(00)002 C1, Paul Davis and Partners).

A written and drawn record of all archaeological deposits encountered was made in accordance with the principles set out in the site recording manual (MOLAS 1994). Levels were calculated by a traverse from an engineer's datum point in Duke' Mews for an adjacent development: 22.71m OD.

The site has produced: 2 trench location plans, 2 trench record sheets, 11 context records, 2 section drawings at 1:10, a sheet of notes from an earlier recording and 8 digital photographs. In addition 1 box of finds was recovered from the site and a soil sample was retained in case of future work.

The site finds and records can be found under the site code DUM09 in the MoL archive.

3.2 Results of the evaluation

For trench locations see Fig 2.

Evaluation Trench 1	ation Trench 1	
Location	1 Duke's Mews	
Dimensions	2.30m by 1.70m by 1.10m depth, with	
	0.50m by 0.40m by 0.70m slot in base	
Modern ground level	23.02m OD-23.11m OD	
Base of modern fill/slab	22.65m OD	
Depth of archaeological deposits seen	1.45m deep	
Base of trench (inc. slot)	21.19 m OD	
Natural observed	N/A	

Evaluation trench 1 was located within the footprint of 1, Duke's Mews, against the east face of the party wall with the basement of 11 Duke Street. The sequence of deposits found in Evaluation trench 1 is shown in Fig 3. The lowest deposit observed was a loose mid grey silt [1] with moderate brick/tile fragments and occasional chalk fragments and pottery sherds (broadly dated AD 1590–1800). This deposit has been provisionally interpreted as the made ground formed to level the general area prior to the Duke of Manchester's development of Manchester Square on Portman land in *c* 1776–88 and, therefore, earlier than the construction of 9 and 11 Duke Street.

This interpretation was, in part, because of the clear division to the overlying layers of mixed light yellow clay [4] and dark grey silts [5] that suggested these layers were the result of the upcast formed from the excavation of the basements of 9 and 11 Duke Street. The division was noted at *c* 21.60m OD, but could be seen higher in an exploratory slot to the south-east.

Over the possible upcast layers, at *c* 22.30m OD, a dark silt deposit [6]was cut by two frogged-brick (Victorian) structures ([7] and [8]), which were probably associated with 1 Duke's Mews. These deposits and structures were sealed by *c* 350mm modern demolition debris, between 22.65m OD and 23.11m OD.

Evaluation Trench 2	
Location	9 Duke Street basement
Dimensions	1.50m by 1.10m by 1.00m depth, with
	0.75m by 0.45m by 0.60m slot in base
Modern ground level	20.70m OD
Base of modern fill	20.61m OD
Depth of archaeological deposits seen	0.30m deep
Base of trench	19.13m OD
Natural observed	19.71m OD

Evaluation trench 2 was located within the footprint of the basement of 9 Duke Street. The sequence of deposits found in Evaluation trench 2 is shown in Fig 4 The lowest deposits were natural historical river gravels and silts [3] buried under made ground (see Section 3.2.1) observed between 19.13m OD and *c* 20.00m OD.

The natural layers were sealed by 0.25m–0.30m of a soft dark grey organic layer [2] that contained domestic refuse (pottery, bricks, leather, animal bones, etc.). This layer has been dated by two sherds of white salt-glazed stoneware and Chinese porcelain plate, decorated in the *famille rose* style, to after 1720; hence a date of 1720–80. This deposit probably reflects refuse dumping from residential developments in the vicinity prior to the raising of the ground level recorded in trench 1.

Over the organic material was a layer of crushed brick and mortar [9] sealed by a mid grey silty sand with frequent small pebbles and domestic refuse [10]. These layers may be similar the earlier made ground deposits [1] in trench 1 or were the consolidation associated with the basement slab.

Cutting into the made ground at the top of the sequence and forming the western edge of the trench was a single course of red bricks [11], laid on their edges. These bricks probably formed the footing of a partition wall within the basement.

3.2.1 Geoarchaeological results

Graham Spurr

The sequence of alluvial sediments [3] exposed in evaluation trench 2, between 20.00m OD and the base, consisted of a naturally occurring dark grey green silty clay banded with two gravel rich layers, although the silty clay had occasional gravel clasts throughout. The base of the trench consisted of a more compact, indurate layer of gravel and clay. There were more organic inclusions at the top of the sequence, between 20.00m OD and 19.90m OD, which sampled {1} for possible dating purposes and future environmental assessment.

These naturally occurring clays and gravels were riverine and therefore probably associated with the Tyburn. Furthermore, the clays and gravels were probably historical as a small brick fragment was seen at *c* 19.65m OD, although this could have been intrusive. Augering was not considered possible given the indurate nature of the gravelly clays at the base of the trench.

A better understanding of the natural stratigraphy of the site is likely to have local significance, as it would help to reconstruct the past landscape characteristics of the Marylebone area and the Tyburn valley in particular the sampled organic layer may have potential for radiometric dating and environmental assessment.

3.3 Assessment of the evaluation

GLAAS guidelines (English Heritage 1998) require an assessment of the success of the evaluation 'in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy'. In the case of this site, the evaluation has confirmed the existence of deep 18th-century made ground deposits. There were limited observations of the underlying alluvial sequence, such that the full sequence was not seen nor the potential variation across the site, however the majority of these deposits will remain unaffected by the development.

4 Archaeological potential

4.1 Realisation of original research aims

• What are the earliest deposits identified? The earliest deposit on the site, other than the natural deposits, was a soft dark grey organic layer [2] that contained domestic refuse (pottery, bricks, leather, animal bones, etc.). It was dated as after 1720, and was probably sealed by later deposit in the 1770s. This layer probably reflects refuse dumping from residential developments in the vicinity prior to the raising of the ground level recorded in trench 1.

• What was the natural topography and environment of the site area in the past? Does the site lie within or adjacent to the River Tyburn?

The site did lie within the channel of River Tyburn, although the dates for this period have not been defined. The evidence suggests the upper layer were not prehistoric in date, but the full sequence was not observed. Terrace gravels were encountered at c 18.70m OD during geotechnical investigations (GroundSpec 2005). However, given the site's location within the Tyburn, these early deposits may closer to the surface to the west of the site

• If the site lies in a 'dry-land' zone: What evidence of any settlement and land use from the prehistoric period onwards on and over the terrace gravels is there? *The site does not lie within a 'dry-land' zone.*

• Is there evidence from the postulated Roman settlement around the river crossing on the principal road (Oxford Street) and from the medieval Tyburn settlement focused around the original church (prior to its removal northwards to Marylebone *c* 1400)?

There was no evidence for Roman or medieval activity on the site.

• Since the site may have been on the river bank, there could be evidence of flood/erosion episodes and also attempts at river control, such as timber revetments.

The observations of the underlying deposits revealed no evidence of flood/erosion episodes and attempts at river control, such as timber revetments, although their presence at the site cannot be discounted.

• If the site lies in a 'river' zone, is there evidence of the alluvial sequence and what is its date? Are there any low water regression phases that might be marked by weathered or organic peaty horizons?

There was evidence of an alluvial sequence and the upper layers were probably not prehistoric in date. Towards the top of the sequence the layers contained more visible organic remains, with these sealed by the early 18th-century organic layer [2] that contained domestic refuse.

• Can dating evidence be obtained from both any contemporary dumped refuse within the river deposits and from analysis of any organic materials (e.g. dendro chronology or C14 dating) from the site?

A sample {1} has been retained from at the top of the sequence, between 20.00m OD and 19.90m OD, where there were more organic intrusions.

Is there evidence of land reclamation on the site? It is likely that the river was progressively managed, reclaimed and eventually infilled/culverted from the medieval period, but particularly from the 16–17th century onwards. Evidence of medieval culverts conduits, cisterns and subsequent postmedieval building development could be present, although it is anticipated that the current basements will have truncated this phase in particular, and hence such evidence may be localised and principally confined to deeper cut features.

The early 18th-century organic layer [2] seen in trench 2 suggests residential developments in the vicinity were using the margins of the river to dump domestic refuse. It is unclear from this evidence whether the river was now managed, contracted in size or migrated, but this dumping preceded a loose mid grey silt [1] with moderate brick/tile fragments and occasional chalk fragments and pottery sherds (broadly spot-dated as 1580–1800). This deposit has been provisionally interpreted as the made ground formed to level the general area prior to the Duke of Manchester's development of Manchester Square on Portman land in c 1776–88

• If the site does not lie within the Tyburn what is the function of the deep deposits recorded during recent observations of the underpinning? Is this evidence of quarrying or another activity?

Observations in trench 2 have shown the site does lie within the Tyburn and therefore the deep observations of the underpinning prior to this evaluation are because of the river deposits. However this does not rule out potential exploitation of river bank deposits, eg clay for the adjacent 1740s tile kiln.

• What are the latest deposits identified?

The latest deposits identified are those interpreted as the upcast from excavating the basements for 9 and 11 Duke Street, seen in trench 1. The deposits overlying these and the partial observation of two frogged brick structures are probably associated with 1 Duke's Mews.

4.2 General discussion of potential

The evaluation has shown the site has potential for remains of geoarchaeolgical and environmental interest, in the form of the identified alluvial sequence.

The site has also potential for the evidence of post-medieval land reclamation.

4.3 Significance

The alluvial sequence on the site is likely to have local significance as it would help to reconstruct the past landscape characteristics of the Marylebone area and the Tyburn valley in particular.

The evidence of land reclamation on the site is unlikely contribute to our understanding of post-medieval land development and urbanisation as this is already understood from other sources. However the remains of domestic refuse from organic layer [2] would contribute to our understanding of the material culture of people living in the Marylebone area, in particular any rarely-found perishable clothing items.

5 Proposed development impact and recommendations

The proposed redevelopment at 9 and 11 Duke Street, and 1 Duke's Mews, has been outlined in the Method statement (Miller 2009, Section 1.6). However specific details of the development are presented here to define the impact on potential archaeological remains as follows:

- The proposed formation level of the manholes based on the lowest invert for the drains in 9 and 11 Duke Street is 18.910m OD, and 19.915m OD for 1 Duke's Mews,
- The proposed formation level for the pile caps in 9 and 11 Duke Street is *c* 19.475m OD with the slab formation level at *c* 20.300m OD,
- The proposed formation level of the pile caps and ground beams in 1 Duke's Mews (without basement) is *c* 22.425m OD, with the slab formation at *c* 22.850m OD.

The impact of these on the surviving archaeological deposits will be the localised truncation of the following:

- Organic layer [2] and geoarchaeological sequence [3] within the formation of the manholes, and presumably their associated runs, in 9 and 11 Duke Street and possibly in 1 Duke's Mews, assuming a level of 20.300m OD for the top of significant archaeological remains across the entire site where previously not truncated.
- Organic layer [2] and geoarchaeological sequence [3] within the formation of for the pile caps in 9 and 11 Duke Street, and the exposure of dump deposit [2] at the base of the slab formation level.

To summarise there will be varying degrees of impact across the entire basement footprint of 9 and 11 Duke Street, with localised impacts in 1 Duke's Mews. Previous geotechnical investigation (GroundSpec 2005) suggests that made ground increases in a north-easterly direction and that up to c 4m of made ground may exist in the unbasemented area of 1 Duke's Mews near the Duke's Mews site frontage.

Terrace gravels were encountered at c 18.70m OD, which suggests they will not be encountered during the development. However, given the site's location within the Tyburn, these early deposits may closer to the surface to the west of the site.

The assessment above (Section 4) does not suggest that preservation *in situ* would be the only appropriate mitigation strategy. MOL Archaeology considers that a scheme of geoarchaeological and environmental sampling, together with a watching brief to retrieve finds from the organic layer [2], could be integrated with the clients development programme. If deposits of particular interest were encountered then provision for localised excavation would be appropriate.

The decision on the appropriate archaeological response to the deposits revealed within rests with the City of Westminster and their designated archaeological advisor, English Heritage.

6 Acknowledgements

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Also duly acknowledged are:

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- and Kevin Coates, Richardsons Ltd, for contracts management and the assistance of the on-site staff

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8 NMR OASIS archaeological report form

OASIS ID: molas1-63734

Project details	
Project name	9 and 11 Duke Street, and 1 Duke's Mews, London, W1
Short description of the project	A two trench evaluation found an alluvial sequence within the former River Tyburn channel and 18th-century land reclamation.
Project dates	Start: 17-08-2009 End: 21-08-2009
Previous/future work	No / Yes
Any associated project reference codes	DUM09 - Sitecode
Type of project	Field evaluation
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	ALLUVIUM Uncertain
Monument type	MADE GROUND Post Medieval
Methods & techniques	'Test Pits'
Development type	Building refurbishment/repairs/restoration
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)
Project location	
Country	England
Site location	GREATER LONDON CITY OF WESTMINSTER MARYLEBONE ST JOHNS WOOD AND MAYFAIR 9 and 11 Duke Street, and 1 Duke's Mews
Postcode	W1
Study area	200.00 Square metres
Site coordinates	TQ 28322 81300 51.5155337777 -0.150439689983 51 30 55 N 000 09 01 W Point
Height OD / Depth	Min: 20.00m Max: 20.00m
Project creators	
Name of Organisation	MOL Archaeology
Project brief originator	Greater London Archaeology Advisory Service
Project design originator	MOL Archaeology
Project manager	Gordon Malcolm
Project supervisor	Isca Howell
Type of funding body	Landowner
Name of funding body	Portman Estate
Project archives	

Physical Archive recipient	LAARC
Physical Archive ID	DUM09
Physical Contents	'Ceramics'
Digital Archive recipient	LAARC
Digital Archive ID	DUM09
Digital Media available	'Images raster / digital photography'
Paper Archive recipient	LAARC
Paper Archive ID	DUM09
Paper Contents	'Ceramics'
Paper Media available	'Context sheet','Plan','Report','Section'
Project bibliography	
Publication type	Grey literature (unpublished document/manuscript)
Title	9 and 11 Duke Street, and 1 Duke's Mews, London, W1
Author(s)/Editor(s)	Howell, I
Date	2009
Issuer or publisher	MOL Archaeology
Place of issue	London
Description	Unpublished Client report

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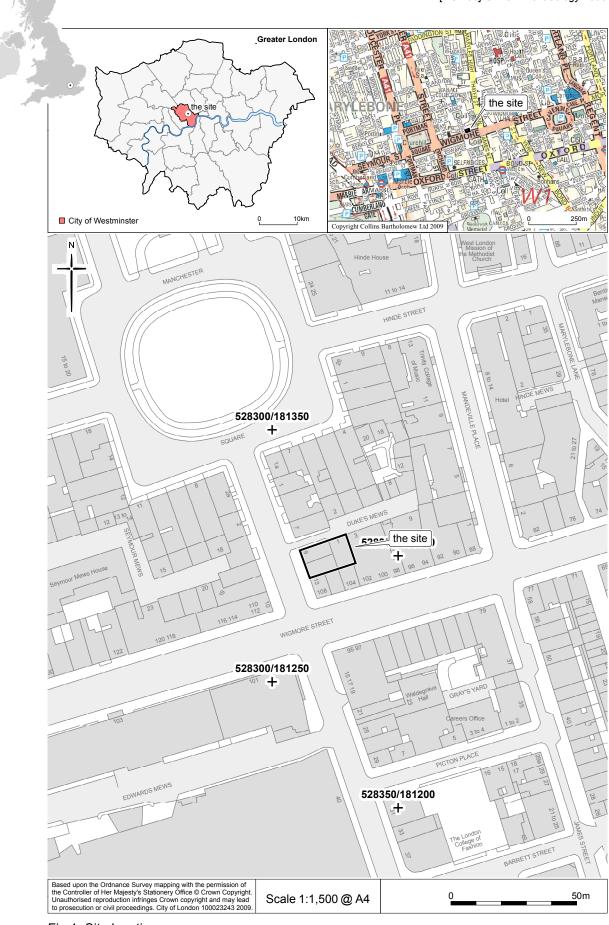


Fig 1 Site location

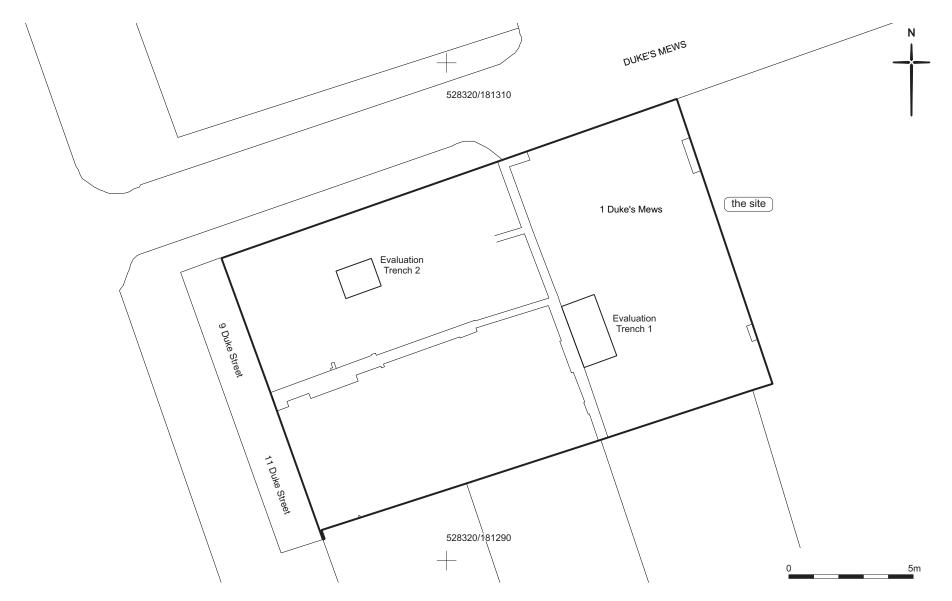
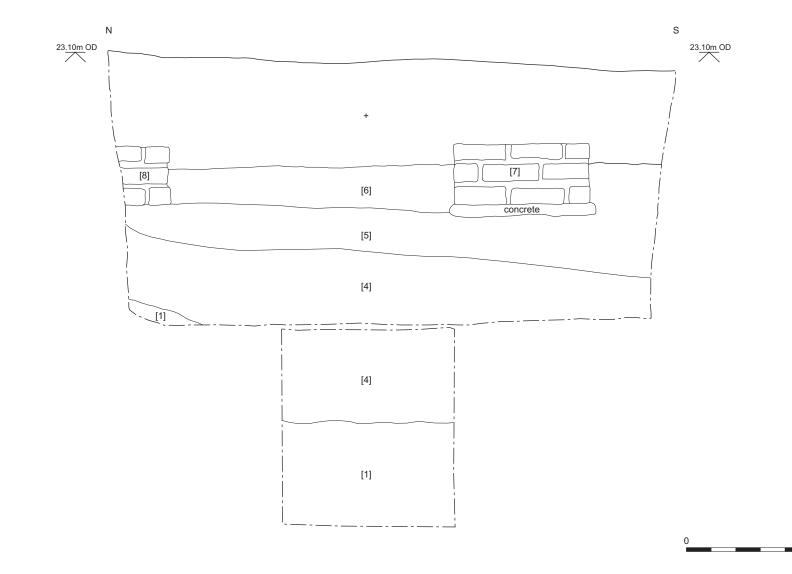


Fig 2 Trench location plan

WEST1368EVR09#02

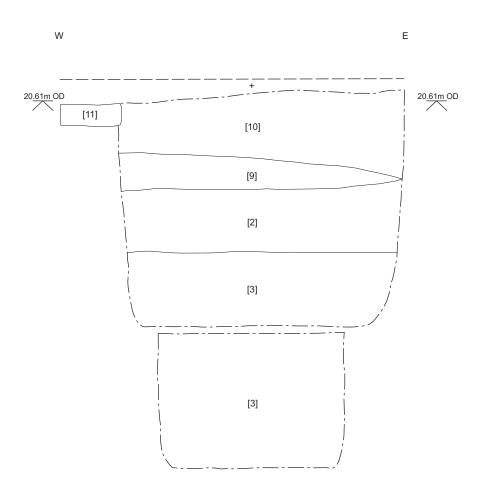


[DUM09] © MOL Archaeology 2009

1m

Fig 3 Section of Evaluation Trench 1

WEST1368EVR09#03



0_____1m

Fig 4 Section of Evaluation Trench 2