ASE

Watching Brief Report One Bedford Avenue Camden, London

NGR: 529777 181516 (TQ 29777 81516)

ASE Project No: 6996 Site Code: BEA15

ASE Report No: 2015309 OASIS ID: archaeol6-221491



By Sarah Ritchie, MA, ACIfA

Watching Brief Report One Bedford Avenue Camden, London

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Abstract

Archaeology South-East was commissioned by Waterman Group to carry out a watching brief on the ground reduction at 1 Bedford Avenue, London. The site work was carried out between the 25th June and 3rd July 2015. The modern ground level slopes from approximately 26.50m OD in the south-west to 26.61m OD in the southeast, and 26.68m OD in the north-west rising to 26.93m OD in the north-east. The buildings currently being demolished consist of the 1958 'Time Out' building, which spans the northernmost c. 34m of the site and has a basement slab level of c.23.60m OD, while the southern c.20m of the site consists of a late 19th century yellow stock brick building with a basement slab located at c. 23.47m OD.

The only surviving archaeology consisted of an early post-medieval cess pit and part of a ditch orientated north-west – south-east, cut into the natural within the south-western area of the site. This was probably part of the fortifications related to a Civil War fort known to have existed in this approximate location.

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1.0 INTRODUCTION

1.1 Site Background

1.1.1 Archaeology South-East (ASE) was commissioned by the Waterman Group to undertake an archaeological evaluation at One Bedford Avenue, Camden, London (Figure 1).

1.2 Geology and Topography

- 1.2.1 The solid geology of the site is shown by the British Geological Survey as London Clay formation; a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene period. Overlying the London Clay is a superficial deposit of Lynch Hill gravel member consisting of sand and gravel formed up to 2 million years ago in the Quaternary period.
- 1.2.2 Ground level within the site rises from 26.50m OD in the south-west to 26.61m OD in the south-east, and 26.68m OD in the north-west rising to 26.93m OD in the north-east. The basement slabs of the existing buildings are located at 23.60m OD in the north-east corner and 23.47m OD in the south-west corner.
- 1.2.3 The site is bounded by 258 and 250 Tottenham Court road to the north; Morwell Street to the east; Bedford Avenue to the south and Tottenham Court Road to the west.

1.3 Planning Background

1.3.1 Planning consent was given for the redevelopment of the site (Planning Ref: 2013/3880/P and as amended on the 6th May 2015, Planning Ref: 2014/6843/P). As a condition of this consent is that a programme of archaeological work to record any archaeological remains surviving on the site is required:

Condition 17:

- "A) No development shall take place until the applicant (or their heirs and successors in title) has 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.
- B) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (A).
- C) 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 (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To preserve/record any archaeological remains that may exist in

accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies".

1.3.2 Initially, an archaeological desk based assessment was prepared in support of the planning application (Waterman 2013). The document found that the site had a medium potential for features associated with the Civil War ditch and accordingly an archaeological watching brief was required in order to record any exposure of this and/or any other archaeological remains. A Written Scheme of Investigation (WSI) for the watching brief (Waterman Group, 2014) was prepared and approved prior to the commencement of fieldwork.

1.4 Scope of Report

- 1.4.1 This report details the results of the archaeological watching brief carried out on the site between the 25th June and 3rd July 2015. This report has been prepared in accordance with the WSI (ibid).
- 1.4.2 The site work was carried out by Sarah Ritchie, and was managed by Andy Leonard (fieldwork), Jim Stevenson and Dan Swift (post-excavation).

2.0 ARCHAEOLOGICAL BACKGROUND

2.0.1 The archaeological background of the site and surrounding area is set out in the Heritage Desk Based Assessment (DBA; Waterman Group, 2013) and is summarised below.

Prehistoric and Roman

- 2.0.2 There is very little prehistoric evidence within the vicinity of the site. Two flint hand-axes were found c. 80m to the south-east of the site, and four more c. 45m south of the site. It is possible that Oxford Street is on, or close to, the course of an Iron Age track way, later forming a Roman road.
- 2.0.3 The site lies to the west of Roman London (*Londinium*), and north of the Colchester-London-Silchester Roman road in the vicinity of Oxford Street.

Medieval

- 2.0.4 The site was located within the medieval parish of St Pancras in the prebendal manor of Tottenhall. Tottenham Court Road is believed to be a medieval road; however there is little evidence to suggest the area was significantly developed at this time. Hansard's map of St. Giles in the Field Parish 1200-1300 (published in 1818) depicts the site in a large open field with some trees and Russel Street to the south. The map key indicates the site was within 'hospital land'.
- 2.0.5 Situated to the south of the site, at the junction of Oxford St and Tottenham Court Road, was a medieval and post-medieval gallows and St. Giles' pound.

Post-medieval

- 2.0.6 The site continued to be situated within open fields up until at least 1560, as evidenced by its depiction in the Agas map of the same date (not reproduced in this report).
- 2.0.7 During the Civil War (1642-6), the core of London was surrounded by a defensive bank and ditch with forts and batteries at regular intervals. An excavation at the British Museum, c. 250m north-east of the site, recorded a substantial ditch and the base of a rampart dated to this period. These features are aligned north-east to south-west and, if it they continued along the projected trajectory, were thought to cut across the southern part of the present site. However, historical evidence suggests that the ditch was in fact situated along Great Russell Street to the south of the site.
- 2.0.8 Morgan's map of 1682 (not reproduced in this report) indicates that the site is, from this time, fronted by Tottenham Court Road, with at least two buildings situated within the site.
- 2.0.9 Rocque's map of 1746 (not reproduced in this report) shows the site as partially developed, with buildings fronting onto Tottenham Court Road. The wider area is detailed as being used for quarrying, although there is no evidence as to whether this activity took place within the site.

- 2.0.10 By 1792 the whole area around the site had been built up with terrace houses and mews; the layout and building plots on the site do not change, although it is likely that the southern half of the site saw remodelling during the late 18th and 19th centuries.
- 2.0.11 The site changed little until 1958 when the terrace houses were cleared and the 'Time Out' building was erected.

2.1 Project Aims and Objectives

2.1.1 The general aims of the watching brief were, through the monitoring of ground works, to:

Record the nature of the main stratigraphic units encountered in terms of their physical composition and their archaeological formation.

Assess the overall levels of truncation across the site caused by industrial age developments in the 19th and 20th centuries.

Assess the overall presence and survival of any artefactual evidence encountered, its condition, given the nature of the deposits encountered.

Assess the overall presence and survival of the main kinds of ecofactual and environmental evidence, its condition and potential given the nature of the deposits encountered.

2.1.2 The specific aims of the watching brief were to determine the following:

To record and characterise any evidence of prehistoric and palaeoenvironmental materials associated with water channels.

To record and characterise the impacts of industrial age development of the site and any associated heritage assets/artefacts encountered.

To record and characterise any features relating to the Civil War which may cross the southern portion of the site. The lower 0.3-0.4m of the ditch may survive below the current basement formation level.

To sample and analyse environmental remains to create a better understanding of past land use across the site and within its wider context.

3.0 ARCHAEOLOGICAL METHODOLOGY

3.1 Fieldwork Methodology

- 3.1.1 The archaeological watching brief comprised the monitoring of the removal of the existing basement slabs and any existing modern intrusions, such as concrete and brick foundations.
- 3.1.2 The machine excavation was carried out using a ditching bucket where practicable and once the slab was lifted, the ground was reduced to identify modern intrusions and archaeological remains. The modern intrusions were then removed and archaeological features investigated by hand by an archaeologist.
- 3.1.3 All deposits and features were recorded by hand using ASE standard context sheets and plastic drafting graph sheets. Levels were achieved through use of an on-site TBM.

3.2 Archive

3.2.1 ASE informed the London Archaeological Archive and Research Centre (LAARC) that a site archive would be generated prior to the commencement of fieldwork. 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.

Number of Contexts	16
No. of files/paper record	20
Digital photos	73
Permatrace sheets	9

Table 1: Quantification of site archive

4.0 RESULTS

4.0.1 The buildings currently being demolished within the site are orientated north-west—south-east fronting along Tottenham Court Road. The 1958 'Time Out' building spans the northernmost c. 34m of the site and has a basement slab level of c. 23.60m OD, while the southern c. 20m of the site consists of a late 19th century yellow stock brick building with a basement slab located at c. 23.47m OD.

4.1 The 'Time Out' Building

(Figures 2 & 3)

- 4.1.1 The basement floor of the 'Time Out' building consisted of a 2m thick reinforced concrete slab directly overlying natural sands and gravels observed at c. 21.60m OD (Figure 3).
- 4.1.2 No archaeological deposits, features or finds were observed in this area.

4.2 The southern yellow stock brick building

(Figures 2 & 5)

- 4.2.1 Natural sands and gravels were observed across the building footprint at the higher level of 23.17m OD.
- 4.2.2 Within the western area of the building footprint, cutting into these natural deposits, was a large ditch [010] that measured 15.50m long. The ditch was orientated north-west—south-east parallel to Tottenham Court Road and survived to a width of 2.80m. The ditch was truncated to the north by the 2m thick reinforced concrete slab of the 'Time Out' building, and to the south and west by the foundations of the existing yellow stock building, and so neither the full extent nor the full width could be established.
- 4.2.3 Two 2.20m wide slots were excavated through ditch [010] (Sections 1 and 2; Figures 4 & 5).
- 4.2.4 Section 1 revealed a 2m width of the ditch, truncated by existing foundations [002] to the south-west. Here the ditch was filled by primary fill [009], a firm bluish-grey clay 0.50m thick containing frequent horse bone, occasional ceramic roof tile that can only be broadly dated as late medieval to early post medieval, oyster shell and 15 scraps of leather. Overlying this was secondary fill [008], a firm mid-brown clay with occasional peg tile inclusions and a probable Roman tile fragment. The ditch within this slot survived to 1.20m deep, with the base of the ditch located at 21.97m OD.
- 4.2.5 Section 2 revealed a 2.80m width of the ditch, again truncated by existing foundations [002] to the south-west. This section of the ditch revealed primary fill [012], a firm bluish-grey clay which is likely to be the same as [009] from section 1. [012] measured 0.60m thick and contained late medieval to early post medieval CBM and horse bone. Above [012] was tertiary fill [011], a firm orange-brown clay likely to be the same as [008] from Slot 1. [011] measured 0.66m thick and contained late medieval to early post medieval CBM and

horse bone.

- 4.2.6 The ditch [010] was truncated by a post-medieval red brick cess-pit [015] filled with black silt [014]. The bricks were unfrogged, measuring 110mm wide by 230mm long and bonded with a soft light grey mortar. The cess pit was not excavated as it was below the level of proposed construction impact but the unfrogged nature of the bricks indicates that they are earlier than c. 1750.
- 4.2.7 The ditch was also truncated by yellow stock brick walls [002] and [005], both associated with the construction of the existing late 19th century building. The whole sequence was sealed by a concrete basement slab 0.30m thick located at 23.47m OD.

Context	Туре	Description	Max. Length m	Max. Width m	Deposit Thickness m	Depth (m OD)
001	Layer	Concrete Slab	Whole building	Whole building	0.30m	23.47
002	Mas	Wall	20m	0.50m	NFE	23.47
003	Fill	Construction cut backfill	20m	0.60m	NFE	23.17
004	Cut	Cut for [002]	20m	1.10m	NFE	23.17
005	Mas	Wall	30m	0.60m	NFE	23.47
006	Fill	Construction cut backfill	30m	0.60m	NFE	23.17
007	Cut	Cut for [005]	30m	1.20m	NFE	23.17
800	Fill	Ditch fill (Slot 1)	2.20m (slot length)	1.50m	0.71m	23.17
009	Fill	Ditch fill (Slot 1)	2.20m (slot length)	2.30m	0.50m	22.46
010	Cut	Cut of ditch	15.50m	2.80m	1.20m	21.97
011	Fill	Ditch fill (Slot 2)	2.20m (slot length)	2m	0.66m	23.17
012	Fill	Ditch fill (Slot 2)	2.20m (slot length)	2.80m	0.60m	22.51
014	Fill	Fill of [015]	1.28m	1.12m	NFE	23.17
015	Mas	Cess Pit	1.44m	0.22m	NFE	23.17
016	Cut	Cut of cess pit	1.44m	1.42m	NFE	23.17

Table 2: List of recorded context

5.0 THE FINDS

5.0.1 A small assemblage of finds was recovered all of which were all washed and dried or air dried as appropriate. They were subsequently quantified by count and weight and bagged by material and context (Table 3). Finds were all packed and stored according to CIFA guidelines (2014). None require further conservation.

Context	СВМ	Wt(g)	Bone	Wt(g)	Leather	Wt(g)
800	2	412				
009	6	574	16	998	15	6
011	3	308	16	882		
012	7	1592	1	164		
Total	18	2886	33	2044	15	6

Table 3: Quantification of the finds

5.1 The Ceramic Building Materials By Trista Clifford

- 5.1.1 A total of 18 fragments of CBM weighing 2886g were recovered from four separate contexts. The assemblage consists predominantly of late medieval to early post medieval roof tile in MoL2271. Fabrics MoL2586, MoL3090 and MoL3094 are also represented. Peg holes are polygonal or square, measuring 12-18mm in diameter.
- 5.1.2 A single unfrogged brick fragment in a fine sandy fabric with a breadth of 105mm and thickness of 45mm was also recovered from [12]. This is likely to be of similar date. Lastly, context [8] contained a probable Roman tile fragment in a fine fabric with rose quartz inclusions.

5.2 The Leather By Trista Clifford

5.2.1 Context [9] contained 15 scraps of leather. They show no evidence of working and are undiagnostic of form, with most having ragged edges. They are also undiagnostic of date. The leather is recommended for discard.

5.3 The Animal Bone By Gemma Ayton

- 5.3.1 A small assemblage of animal bone containing 33 fragments has been recovered from 3 contexts ([9], [11], [12]). The bone has been hand-collected and is in a moderate to poor state of preservation. Although large fragments of bone have been recovered, there is extensive evidence of surface erosion.
- 5.3.2 All of the identifiable bone derives from horse with a *minimum* of two animals represented. The elements represented include the radius, femur, tibia, teeth, mandible and ribs. There is no evidence of butchery, burning, gnawing or pathology on the bones.

6.0 DISCUSSION AND CONCLUSIONS

6.1 Overview of stratigraphic sequence

- 6.1.1 The stratigraphic sequence consists of natural sand and gravels at 23.17m OD. Cutting into these was a large ditch [010] orientated north-west—southeast and measuring c. 2m at its deepest. This is of late medieval to early post-medieval date based on CBM from the primary fills.
- 6.1.2 Truncating the ditch were cess pit [015] (probably no later than mid- 18th century) and 19th century yellow stock brick walls [002] and [005] associated with the existing building. The sequence was horizontally truncated to 23.17m OD by the existing basement slab.

6.2 Potential impact on archaeological remains

- 6.2.1 Planning permission has been granted (Planning Ref: 2013/3880/P) for the erection of an eight storey building plus basement level for a mixed use development. The existing basement slab of the current building lies at 23.60m OD to 23.47m OD, the proposed development contains a basement which will lie at c. 21.74m OD, meaning the proposed basement will require ground reduction across the whole site to a depth of c. 2m below the existing level.
- 6.2.2 Based on the archaeological evidence observed during this watching brief, it is clear that archaeological remains are present within the south-western area of the site at c. 23.17m OD. Thus the proposed development will impact on the surviving archaeological remains and removing the ditch entirely.

6.3 Consideration of research aims

- Assess the overall levels of truncation across the site caused by industrial age developments in the 19th and 20th centuries.
 - None of the truncation on site can be attributed directly to 'industrial age developments'. The horizontal truncation within the southern area of the site can be attributed the late 19th century basement.
- Assess the overall presence and survival of any artefactual evidence encountered, its condition, given the nature of the deposits encountered.
 - Artefactual evidence consisted of small amounts of Ceramic Building Material, leather and horse bones in a moderate to poor state of preservation.
- Assess the overall presence and survival of the main kinds of ecofactual and environmental evidence, its condition and potential given the nature of the deposits encountered.

No ecofactual or environmental evidence was recovered during the watching brief.

 To record and characterise any evidence of prehistoric and palaeoenvironmental materials associated with water channels.

No prehistoric or palaeoenvironmental materials, or water channels were observed within the site.

 To record and characterise the impacts of industrial age development of the site and any associated heritage assets/artefacts encountered.

No evidence of industrial age development of the site was encountered.

 To record and characterise any features relating to the Civil War which may cross the southern portion of the site. The lower 0.3-0.4m of the ditch may survive below the current basement formation level.

The broad date range of the ditch [010] (late medieval to c. 1750 - given by findings of CBM and the estimated date of a cess pit cut into the top of the infilled feature) mean that it could be associated with the Civil War Lines of Communication (Figure 6), or possibly the NNW-SSE battlements (Figure 7). This is further discussed below in Section 6.4.

6.4 Conclusions

- 6.4.1 The watching brief at 1 Bedford Avenue revealed that, within the northern area of the site, a 2m thick reinforced concrete basement slab has horizontally truncated the natural sands and gravels to a level of 21.60m OD and no archaeological remains have survived.
- 6.4.2 Within the southern area of the site a 0.30m thick basement slab has horizontally truncated the natural sands and gravels to a level of 23.17m OD, allowing for the survival of a north-west—south-east orientated ditch measuring at least 2.80m wide, at least 15m long and c. 2m deep. This ditch has been truncated by more recent masonry as well as horizontally by the existing basement, meaning its full dimensions cannot be proven. It is likely, however, to have been at least 4m deep and c. 6m wide originally.
- 6.4.3 Whilst the ditch could be the remains of a roadside ditch associated with the road leading out of London from St. Giles's Fields and now known as Tottenham Court Road its conjectured width and depth make this unlikely. Additionally, its orientation means that it is unlikely to be associated with the Civil War Lines of Communication and does it match with the projected line extrapolated from the British Museum excavation (Figure 6).
- 6.4.4 However, CBM from the ditch is broadly as late medieval to early post-medieval, and a cess pit, probably constructed no later than 1750, was cut into the top of the infilled ditch. It may therefore, broadly speaking, be of around the right date for the Civil War.

- 6.4.5 The Virtue Map (1738, Figure 7) shows a fort ('redoubt') just to the south of the site, and it seems more than likely that the ditch is associated with this.
- 6.4.5 Little more can be learned from the archaeological evidence from the site; however, a more in depth investigation into the historical data available may help to shed light on the use and historical context of this substantial ditch.

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HER Summary

Site Code	BEA15					
Identification Name and Address	One Bedford Avenue					
County, District &/or Borough	London Bor	ough of Cam	nden			
OS Grid Refs.	TQ 29777	81516				
Geology	Lynch Hill G	ravel				
Arch. South-East Project Number	6996					
Type of Fieldwork			Watching Brief			
Type of Site			Deep Urban			
Dates of Fieldwork			25 th June – 3 rd July 2015			
Sponsor/Client	Waterman C	Group	•			
Project Manager	Andy Leona	rd				
Project Supervisor	Sarah Ritchie					
Period Summary						
		MED	PM			·

Summary

Archaeology South-East was commissioned by Waterman Group to carry out a watching brief on the ground reduction at 1 Bedford Avenue, London. The site work was carried out between the 25th June and 3rd July 2015. The modern ground level slopes from approximately 26.50m OD in the south-west to 26.61m OD in the south-east, and 26.68m OD in the north-west rising to 26.93m OD in the north-east. The buildings currently being demolished consist of the 1958 'Time Out' building, which spans the northernmost c. 34m of the site and has a basement slab level of c.23.60m OD, while the southern c.20m of the site consists of a late 19th century yellow stock brick building with a basement slab located at c. 23.47m OD.

The only surviving archaeology consisted of an early post-medieval cess pit and part of a ditch orientated north-west – south-east, cut into the natural within the south-western area of the site. This was probably part of the fortifications related to a Civil War fort known to have existed in this approximate location.

OASIS Form

OASIS ID: archaeol6-221491

Project details

Project name Watching Brief at One Bedford Avenue, London

Short description of the project

Archaeology South-East was commissioned by Waterman Group to carry out a watching brief on the ground reduction at 1 Bedford Avenue, London. The site work was carried out between the 25th June and 3rd July 2015. The modern ground level slopes from approximately 26.50m OD in the south-west to 26.61m OD in the south-east, and 26.68m OD in the northwest rising to 26.93m OD in the north-east. The buildings currently being demolished consist of the 1958 'Time Out' building, which spans the northernmost c. 34m of the site and has a basement slab level of c.23.60m OD, while the southern c.20m of the site consists of a late 19th century yellow stock brick building with a basement slab located at c. 23.47m OD.

The only surviving archaeology consisted of an early postmedieval cess pit and part of a ditch orientated north-west south-east, cut into the natural within the south-western area of the site. This was probably part of the fortifications related to a Civil War fort known to have existed in this approximate location.

Start: 25-06-2015 End: 03-07-2015 Project dates

Previous/future work No / Not known

Any associated project reference

codes

BEA15 - Sitecode

Field evaluation Type of project

Site status None

Current Land use Industry and Commerce 3 - Retailing

Monument type **DITCH Post Medieval** Significant Finds CBM Post Medieval Significant Finds **BONE Post Medieval** Methods &

techniques

"Sample Trenches"

Development type Urban commercial (e.g. offices, shops, banks, etc.)

Prompt Direction from Local Planning Authority - Direction 4

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

Project location

England Country

GREATER LONDON CAMDEN CAMDEN One Bedford Avenue Site location

Postcode W1T 7RE

Study area 1500 Square metres

Site coordinates TQ 29777 81516 51.517142038523 -0.12940054396 51 31 01 N

000 07 45 W Point

Height OD / Depth Min: 21.6m Max: 23.17m

Project creators

Name of Organisation Archaeology South-East

Project brief

originator

Waterman CPM

Project design

originator

Waterman CPM

Project

director/manager

Andrew Leonard

Project supervisor

Sarah Ritchie

Type of

sponsor/funding

body

Developer

Project archives

Physical Archive

recipient

Physical Archive ID BEA15

Digital Archive

recipient

LAARC

LAARC

Digital Archive ID

BEA15

Paper Archive

recipient

LAARC

Paper Archive ID BEA15

Project

bibliography 1

Grey literature (unpublished document/manuscript)

Publication type

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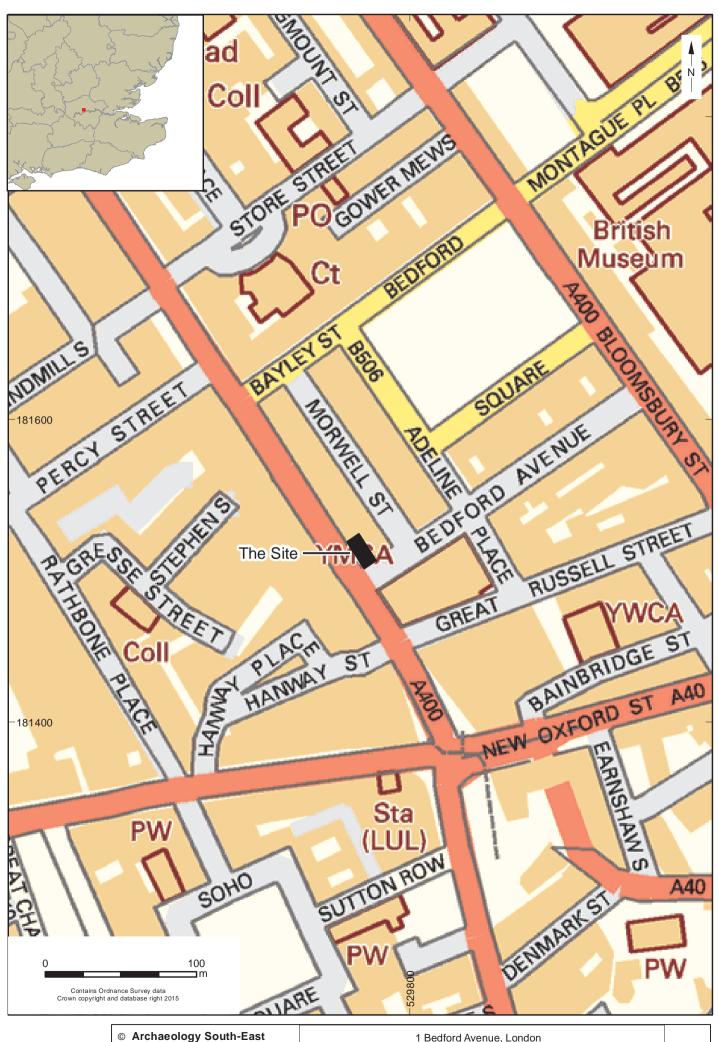
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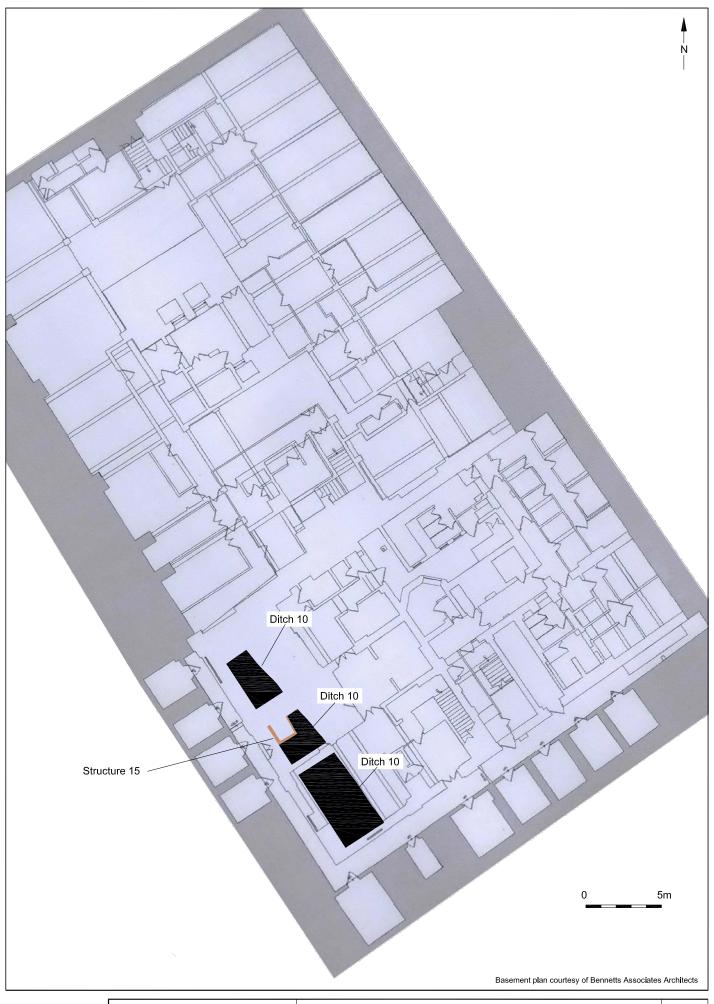
London

Entered by Sarah Ritchie (s.ritchie@ucl.ac.uk)

Entered on 24 August 2015



© Archaeology So	outh-East	1 Bedford Avenue, London	Fig. 1
Project Ref: 6996	Aug 2015	Site location	
Report No: 2015309	Drawn by: APL		

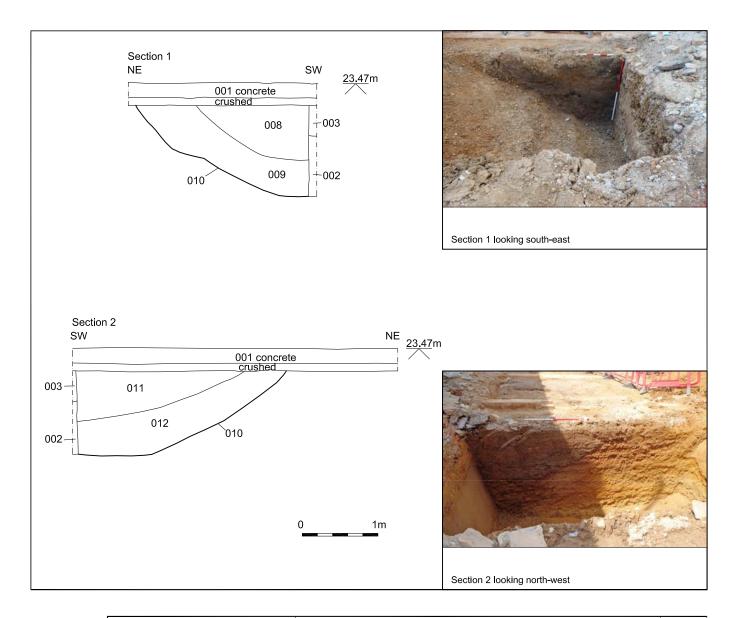


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Project Ref: 6996	Aug 2015	Existing basement plan with archaeological features marked	
Report Ref: 2015309	Drawn by: APL	Lasting basement plan with archaeological leatures marked	

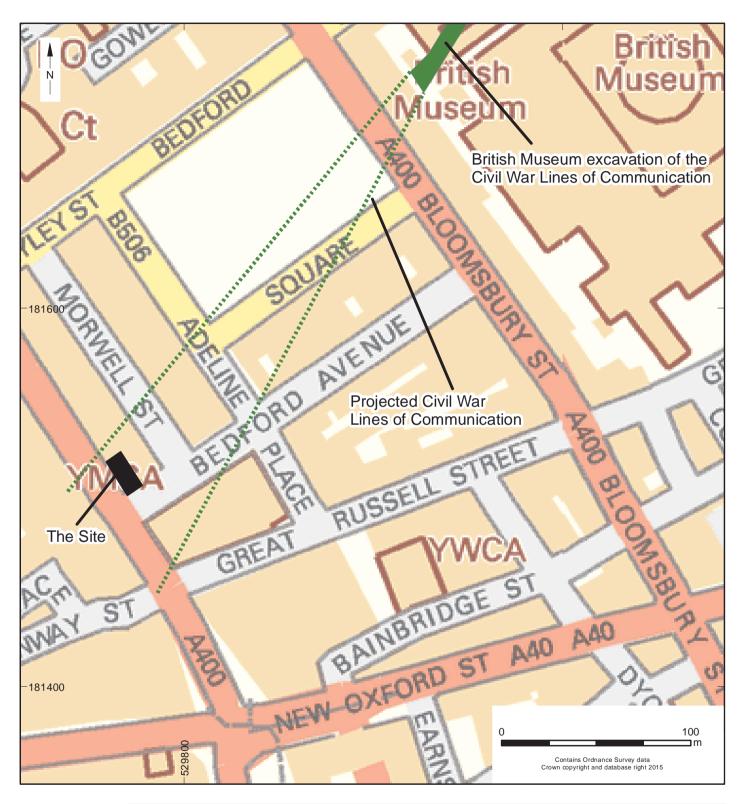




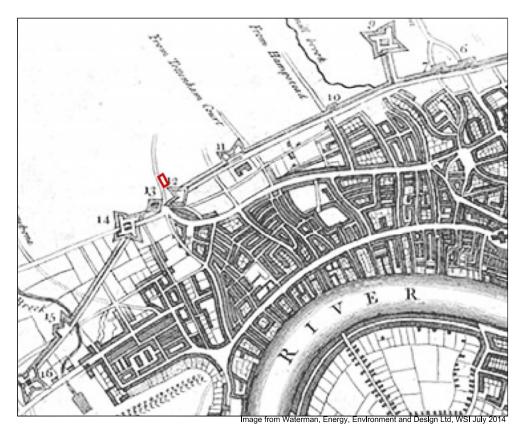
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Project Ref. 6996	Aug 2015	Plan of ditch [010]	
Report Ref: 2015309	Drawn by: APL		



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Project Ref: 6996	Aug 2015	Sections through ditch [010]	
Report Ref: 2015309	Drawn by: APL	Sections unough ducin [o lo]	



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Project Ref: 6996	Aug 2015	Plan showing projected Civil War Lines of Communication	Fig. 6
Report No: 2015309	Drawn by: APL	from the British Museum excavation	



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Project Ref: 6996	Aug 2015	Vortuo Man. 1738	Fig.7	
Report Ref: 2015309	Drawn by: APL	Vertue Map, 1738		



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