



## KENSINGTON PALACE HOTEL, KENSINGTON ROAD, ROYAL BOROUGH OF KENSINGTON & CHELSEA

### *Archaeological Desk-Based Assessment*



**KENSINGTON PALACE HOTEL, KENSINGTON ROAD  
ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**Archaeological Desk-Based Assessment**

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# **KENSINGTON PALACE HOTEL, KENSINGTON ROAD ROYAL BOROUGH OF KENSINGTON & CHELSEA**

## **Archaeological Desk-Based Assessment**

### **Summary**

Wessex Archaeology was commissioned by Environ UK Ltd to carry out an archaeological desk-based assessment on Kensington Palace Hotel, Kensington Road in the Royal Borough of Kensington and Chelsea (hereafter referred to as the Site), centred on NGR 526050 179620. The assessment is required to accompany a planning application for alterations and additions to the existing building.

There are 19 archaeological sites and findspots within a 500m square Study Area dating from the prehistoric through to the modern period.

There is archaeological evidence from the early Mesolithic through to the Iron Age within the Study Area with a prehistoric site recorded at Vicarage House, Vicarage Gate to the north west of the Site. Other prehistoric finds have been recorded from the Study Area. Communication links, in the form of roads, were constructed probably from the Iron Age period with the line of Akeman Street running along the modern Kensington High Street which is presumed to join up with the Silchester to London Road during the Roman period.

Evidence for the medieval period is available in documentary form but little archaeological evidence exists. The manor was held by Aubrey De Vere for the Bishop of Coutances and was probably in the vicinity of St Mary Abbots Church which was originally built in 1370. Many large residences were built during this period and Nottingham House (originally on the site where Kensington Palace stands) was bought and later rebuilt and used by reigning monarchs. Kensington Gardens were opened to the public by William IV.

The Site, prior to 1717 until the mid 19<sup>th</sup> century, was comprised of orchard land and became a riding school by 1862. De Vere Gardens was largely developed between 1875 and 1885 with residential housing, although houses in the northern part of the Site area were converted to the Kensington Park Hotel soon after their construction. No marked changes are recognisable in the 1935 edition of the Ordnance Survey map, but after bomb damage to the hotel during WWII the Site was extensively remodelled.

There is low archaeological potential for the Prehistoric, Roman, Saxon and Medieval periods, and a medium to high potential for Post-medieval and Modern material on the Site. Given that the Site has been basemented throughout its footprint, the recommendations of this report are that the risk posed to the archaeological resource by the proposed development can be mitigated by an archaeological watching brief during the trenching of construction foundations and basement extensions. This would ensure that any potentially significant effects of the development would be offset by archaeological recording of the resource.

## **Acknowledgements**

This report was commissioned by Abbey Warner of Environ UK Ltd.

Wessex Archaeology is grateful to the Greater London Sites and Monuments Record, the staff of the Kensington Local Studies and Archives Library and the Guildhall Library for their assistance.

The report was researched and written by Hilary Valler (Project Officer) and the illustrations were prepared by Mark Roughley. The project was managed by Lawrence Pontin (Senior Project Manager) for Wessex Archaeology in London.

# KENSINGTON PALACE HOTEL, KENSINGTON ROAD ROYAL BOROUGH OF KENSINGTON & CHELSEA

## Archaeological Desk-Based Assessment

### 1 INTRODUCTION

#### 1.1 Project Background

- 1.1.1 Wessex Archaeology was commissioned by Environ Ltd to carry out an archaeological desk-based assessment on Kensington Palace Hotel, which is centred on NGR 526050 179620 (hereafter referred to as the Site) and has an internal area of just under 5000m<sup>2</sup>.
- 1.1.2 Kensington Palace Hotel is situated opposite Kensington Palace Gardens; it is bounded on three sides by roads. To the west is Victoria Road, to the east is De Vere Gardens and to the north is the busy London distributor, Kensington Road. The southern side consists of residential buildings (**Figure 1**).
- 1.1.3 The assessment is required as part of a future planning application for alterations and additions to the existing building. The proposed new development is to provide luxury apartments with basement car parking, affordable housing and private leisure facilities. The existing basement will be enlarged to two levels to accommodate car parking, services, a leisure centre and plant.
- 1.1.4 The aim of this assessment is to collate and detail the known archaeological and historical information relating to the Site and to assess the potential for the presence of undiscovered archaeological remains. This information will be used to inform the planning authority with respect to consideration of archaeological issues in relation to the planning application.
- 1.1.5 In order to assess the significance and importance of the Site as a whole, it is considered within a broader Study Area of 500m square area around the Site. Information for the Study Area has provided the archaeological and historical context within which the Site has been assessed. Where appropriate, archaeological sites and findspots that fall immediately outside of the defined Study Area have also been considered.
- 1.1.6 A *Townscape and Visual Impact Assessment* has been carried out by The Richard Coleman Consultancy (May 2006) and covers the Listed Buildings and built heritage within the vicinity of the Site. Listed Buildings and built heritage issues are, therefore, not included within this desk-based assessment.

## 2 LEGISLATIVE AND PLANNING BACKGROUND

### 2.1 National Planning Guidance

#### *Scheduled Monuments*

- 2.1.1 The initial legislation concerning protection for archaeological and historical sites recognised as being of national importance is provided by the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). Under the terms of this Act the most important (known) sites and monuments in England have been designated ‘Scheduled Monuments’ (SMs). The Act also makes provision for the investigation, preservation and recording of sites of archaeological and historical significance and for the regulation of all operations and activities that may affect them or their settings. Any developments that might impact Scheduled Monuments or their settings would normally be subject to the granting of Scheduled Monument Consent by the Department of Culture, Media and Sport.

#### *Planning Policy Guidance (PPG16)*

- 2.1.2 Guidance on the importance, management and safeguarding of the archaeological resource within the planning process is provided by *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. This set out the Secretary of State’s policy on archaeological remains on land, and provided recommendations many of which have been integrated into local development plans. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

*‘where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation [para. 8]’.*

- 2.1.3 Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

- 2.1.4 The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains are known to exist on a site where development is planned and the implications for the development proposal. Paragraph 19 of PPG16 states:

*‘In their own interests...prospective developers should in all cases include as part of the research into the development of a site...an initial assessment of whether the site is known or likely to contain archaeological remains’.*

Paragraph 22 adds:

*‘Local Planning Authorities can expect developers to provide the results of such assessments...as part of their application for sites where there is good reason to believe there are remains of archaeological importance’.*

- 2.1.5 Development plans should reconcile the need for development with the interests of conservation — including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest, and their settings.
- 2.1.6 Decisions by planning authorities on whether to preserve archaeological remains *in situ*, in the face of proposed development, have to be taken on merit, taking account of development plan policies and all other material considerations — including the importance of the remains — and weighing these against the need for development.

#### *Listed Buildings*

- 2.1.7 Protection for historically important buildings is principally based upon the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Recent guidance on the approach of the planning authorities to development and historic buildings is provided by *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15), issued by the Department of the Environment in September 1994. Paragraph 2.16 of PPG15 states:

*‘Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building’.*

#### *European guidelines*

- 2.1.8 PPG16 forms part of emerging European guidelines, which recognise the importance of the archaeological and historic heritage in consideration of development proposals. This has been formulated in the *Code of Good Practice On Archaeological Heritage in Urban Development Policies* established by the Cultural Heritage Committee of the Council of Europe, and adopted at the 15th plenary session in Strasbourg on 8–10 March 2000 (CC-PAT [99] 18 rev 3). As stated at the beginning of that document, *‘a balance must be struck between the desire to conserve the past and the need to renew for the future’.*

## **2.2 Regional Planning Guidance**

### *The Mayor of London. The London Plan: Spatial Development Strategy for Greater London*

- 2.2.1 The London Plan was published in 2004 and sets out the Mayor’s strategic plan for “an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years.” The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of

the built heritage and archaeology of London. The relevant policies are summarised below:

- 2.2.2 Policy 4B.10 sets out the Mayor’s strategic plan to protect the built environment, stating that “UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy, both through tourism and the beneficial use of historic assets.”
- 2.2.3 Policy 4B.11 covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.
- 2.2.4 Policy 4B.14 states that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDPs are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.

### **2.3 Local Planning Guidance**

- 2.3.1 The Royal Borough of Kensington and Chelsea (RBKC) Unitary Development Plan (UDP), adopted May 2002, contains policies and explanatory text relating to the management of the archaeological resource within the borough. The plan states:

*4.8.1 Archaeological remains constitute the principal surviving evidence of the Borough’s past but are a finite and fragile resource very vulnerable to modern development and land use. Once removed, that part of the past is lost forever. The destruction of such remains should be avoided wherever possible and should never take place without archaeological excavation and record.*

*CD85 To encourage the conservation, protection and enhancement of sites of archaeological interest and their settings and their interpretation and presentation to the public.*

*CD86 To require, where development is proposed on sites of archaeological significance or potential that:*

- a) desk based assessment and where necessary archaeological field evaluation takes place before development proposals are determined;*
- b) remains and their settings are permanently preserved either in situ, or exceptionally by record; and*
- c) provision is made for an appropriate level of archaeological excavation and recording to take place prior to development commencing on site.*

CD87 *To encourage co-operation between landowners, developers and archaeological organisations, in accordance with the principles of the British Archaeologists' Liaison Group Code of Practice.*

4.8.2 *Special attention will be given to the Sites of Archaeological Importance shown on the Proposal Map and on the Museum of London's sensitivity map and schedule.*

## **2.4 Statutory Designations**

2.4.1 The Site is within a Conservation Area (9C De Vere) and the Site is considered an Area of Metropolitan Importance in the Unitary Development Plan. A Grade II Listed Building adjoins the building and Site along De Vere Gardens (no. 10), but none are present on the Site itself. The issues relating to Listed Buildings and the visual impact upon them of the proposed development is covered in the report of The Richard Coleman Consultancy (2006). The Site is immediately adjacent to the north to Kensington Gardens within the London Borough of Westminster which is a Grade I Registered Park and Garden.

2.4.2 There are no Scheduled Monuments, as defined within the Ancient Monuments and Archaeological Areas Act 1979, within the Study Area.

## **3 METHODS**

### **3.1 Overview**

3.1.1 The assessment has been carried out in accordance with guidance from various bodies including the Institute of Field Archaeologists (IFA 2001). In summary the work has involved:

- identifying the client's objectives
- identifying the sources available for consultation
- assembling, consulting and examining these sources
- consulting specialists within Wessex Archaeology and externally, as appropriate

3.1.2 The degree to which archaeological deposits actually survive on the Site will depend on previous land-use, so an assessment was made of the destructive effect of the previous and present activity and/or buildings, from the study of available plan information, site inspections etc.

3.1.3 In order that the appropriate archaeological responses can be identified, consideration was given to the need for either further assessment and/or field evaluation work to identify and locate surviving deposits on the Site.

3.1.4 The objective aim of this Desk-based Assessment was to investigate, as far as was reasonable and practicable, the nature and extent of any known or potential archaeological resource within the Site boundaries.

## **3.2 Greater London Sites and Monuments Record**

- 3.2.1 English Heritage maintains a database of archaeological sites and findspots for the 33 London boroughs. All records within the Study Area were examined. A synthesised summary is presented as **Appendix 1**. These records are not a record of surviving archaeological features and artefacts, but a record of the discovery of such features and artefacts.

## **3.3 Documentary Sources**

- 3.3.1 A search of other relevant primary and secondary sources was carried out in the Kensington Local Studies and Archives Library, the Guildhall Library and in Wessex Archaeology's own library (London). Recent volumes of local journals were consulted and both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied. The sources consulted are listed in the Referenced Information section.

## **3.4 Cartographic Sources**

- 3.4.1 A search of surviving maps and illustrations was undertaken in the Kensington Local Studies and Archives Library. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Site in two ways. First, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas of the Site, which because of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the Referenced Information section.

## **3.5 Best Practice Guidance**

- 3.5.1 This assessment has been carried out in accordance with the Institute of Field Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessment* (IFA 1994 revised September 2001).

## **3.6 Assumptions**

- 3.6.1 The SMR data consists of secondary information derived from varied sources only some of which has been directly examined for the purposes of this study. The assumption has been made that this data, as well as that derived from other secondary sources, is reasonably accurate.

## **4 SITE DESCRIPTION**

### **4.1 Location and Topography**

4.1.1 The Site is located to the south of Kensington Road, which runs along the south side of the Royal Park of Kensington Gardens. The area is generally even ground, gently sloping down to the River Thames to the south. The road frontage of the Site is at 14.2m aOD, falling to 13.5m aOD in the south.

### **4.2 Geology**

4.2.1 The drift geology of the Site is comprised of Taplow Gravel which overlays London Clay formation (British Geological Survey Sheet 270 South London).

### **4.3 Landscape History**

4.3.1 The landscape is fairly flat formed from gravel terraces overlooking the Thames floodplain to the south of the area.

4.3.2 Transport connections were probably established in this area from the Iron Age period, and during the Romano-British period the London to Silchester road was constructed.

4.3.3 Land-use prior to the medieval period consisted of open countryside and pasture with a dispersed settlement pattern. By the late medieval period the settlement pattern began to agglomerate around St Mary Abbots Church and several large residences can be identified by 1600.

4.3.4 During the late 17<sup>th</sup> century Kensington Gardens with its formal grounds was established as the London residence of King William and Queen Mary. From before 1717 until at least the 1830s the area to the south of Kensington Road was given over to orchards. Prior to the 1860s, the Site and surrounding area gradually began to be built up with housing fronting onto the newly developed roads.

## **5 ARCHAEOLOGICAL AND HISTORIC DEVELOPMENT**

### **5.1 Introduction**

5.1.1 A total of 19 archaeological sites, findspots or investigations have been located within, or on the periphery of the Study Area and they range in date from the prehistoric through to the modern period. Sites and findspots have been assigned a unique Wessex Archaeology (**WA**) number for the purposes of this report. These numbers and the Study Area are plotted on **Figure 1** and listed in the Gazetteer (**Appendix 1**). Archaeological and historical findspots are referred to in chronological order.

### **5.2 Palaeolithic (c. 500,000 – 10,000 BC)**

5.2.1 The evolution of the Thames and its tributaries, and the interaction of environmental change and human habitation are still poorly understood for the London region as a whole (Sidell et al 2000). *In situ* late Upper Palaeolithic deposits are known in the floodplains of other tributaries, such as the Colne and a buried river channel found at Silvertown contained Lower Palaeolithic organic fills which produced plant remains relating to the contemporary local environment (ibid, 106). The course followed by the Thames and its tributaries would have varied over time from fast flowing braided channels in cold periods to slower meandering systems in the warmer interglacial and interstadial periods (ibid, 118). Such former river channels tend only to be identified by chance, as they are deeply buried beneath post-Glacial sequences and modern development. No evidence from the Palaeolithic period has been found in the Study Area.

### **5.3 Mesolithic (c. 10,000 – 4000 BC)**

5.3.1 An archaeological evaluation and excavation at Vicarage House, Vicarage Gate (Site Code VGH03) identified three palaeo-channels orientated NE-SW, these were given a general period of ‘prehistoric’. Also recorded on the site were sixteen residual struck flints, a field boundary and a wide, “hollow way” of Mesolithic or Early Neolithic date. The “hollow way” was sealed by a deposit which contained burnt and struck flint, including five which were ascribed to the Bronze Age and two pottery fragments dated to late Bronze Age/early Iron Age (**WA1**).

5.3.2 A stone axe was found to the north of the passage by the barracks in Kensington Gardens in 1912. Originally identified as Neolithic in date it has now been re-assessed and dated to this period (**WA2**).

### **5.4 Neolithic – Bronze Age (c. 4000 – 700 BC)**

5.4.1 Archaeological evidence from the Study Area is sparse with a single ‘winged’ axe found in the middle of Kensington Court in 1935 during the excavations of a cable trench at a depth of c.5m (**WA3**).

## **5.5 Iron Age** (c. 700BC – AD 43)

5.5.1 An archaeological evaluation off Marloes Road (Site Code MAK94) to the south west of the Site produced features dated to the Iron Age. A rectilinear structure was recorded, which was interpreted as a building with associated features of a curved enclosure ditch, postholes and ditches (**WA4**).

5.5.2 As well as prehistoric features from Vicarage Gate House (VGH03) in the central and eastern areas of the site, three N-S and one NE-SW orientated ditches were located. These contained struck and burnt flint and early Iron Age pottery and were interpreted as field boundary ditches. An E-W orientated ditch contained struck and burnt flint, two intrusive Roman pottery sherds and a large quantity of daub, suggesting a possible structure in the vicinity (**WA5**).

## **5.6 Romano-British** (AD 43 – AD 410)

5.6.1 Roman Akeman Street (known as such by its later Saxon name) is presumed to run under the line of Kensington High Street to join up with the contemporary Silchester to Colchester Road (**WA6**). It is suggested by Margary (1973, 58) that it is “most probable that the road was a highway to the west, a Romanized form of the earlier trackway through Kensington and Hammersmith”. Excavations in 1976 (Site Code THO79) aimed at recovering evidence for the road, discovered that it had been destroyed by gravel working.

## **5.7 Saxon** (c. 410 – 1066)

5.7.1 Limited evidence for this period is shown by the continuation of the use of Akeman Street (**WA7**). This was one of the main roads of Saxon *Lundenwic* (London) where the earliest documentary evidence for the road is mentioned in a charter of Aethelred, granting land to Westminster Abbey in 1002 where it is named *Akemannestraete* (Gelling 1954).

## **5.8 Medieval** (c. 1066 – 1499)

5.8.1 There is little archaeological evidence for activity within the immediate vicinity of the Site but documentary evidence exists which refers to the Study Area for this period. The first documentary evidence for a settlement at Kensington (**WA8**) is in the Domesday Book (1086). After the Conquest, the manor was held by Aubrey De Vere from the Bishop of Coutances. Previous to the Conquest it was held by Edwin, a thegn of King Edward. The settlement was probably in the vicinity of St Mary Abbots Church, to the north west of the Site on the junction of Kensington High Street and Kensington Church Street and contained meadows, pasture, woodlands, a vineyard and a priest, suggesting the presence of a church. This church was granted to Abingdon Abbey by Aubrey de Vere shortly before 1100.

5.8.2 By at least 1610 a vicarage (**WA9**) had been built for St Mary Abbots Church at the south end of Glebe, the name of which suggests an earlier medieval vicarage with associated glebeland. St Mary Abbots Church

(WA10) was rebuilt in 1370 and 1696, the 14<sup>th</sup>-century tower was rebuilt in 1772 with the church entirely rebuilt during 1869-72.

- 5.8.3 A manor house (WA11) which was also called the Parsonage of St Mary Abbots stood a short distance to the north west of St Mary Abbots Church and was probably medieval in date. To the north of Kensington Manor House was Parsons Yard which passed a public way of the same name.
- 5.8.4 Westminster Abbey owned several estates in West London, including Eyebury, to the north and west of Westminster. It is believed that the main residence of this manor (WA12), first mentioned in 1386, was in Kensington Gardens or on the river front at Westminster. The manor became fragmented after the Dissolution and the building was probably demolished in 1602 to make way for the building of Nottingham House which was built in 1605. In 1689 the house was purchased by the king (William III and Mary) and became the nucleus for Kensington Palace.

## 5.9 Post-medieval - Modern (c. 1500 - present)

- 5.9.1 Nottingham House was enlarged and rebuilt by Christopher Wren to turn it into the royal residence. It was used by reigning monarchs for the next seventy years, since which time Kensington Palace has been used by members of the Royal family and also as grace and favour apartments. Royal women were active in developing the surrounding gardens which were later extended into the gardens that we now know as Kensington Gardens. The gardens were opened to the public by William IV during the late 18<sup>th</sup> century.
- 5.9.2 A conduit system (WA13) for New Chelsea Manor House is located to the north west of the Site. It was built during the early 16<sup>th</sup> century and in 1935 when the Victorian Jubilee Monument was removed from the junction of High Street and Church Street, a collapse revealed a man-sized brick culvert (conduit system) with roof in perpendicular style. The walls of the original building were traced with a divining rod around Kensington Barracks in 1938 and excavations in the basement found 6m deep walls which were over a metre thick with cores of concrete made of lime and flint. It was originally dated to the Roman period but later suggested to be the bath house of Henry VIII.
- 5.9.3 Activity on the site at Vicarage Gate House, Vicarage Gate (VCH03) continued into the post-medieval period with field boundary ditches and postholes suggesting agricultural use (WA14). This was overlain by levelling deposits to build up the existing terrace and two large features located in the central area, most probably extraction pits for the brickearth to provide material for the nearby brickworks dating to this period.
- 5.9.4 No significant archaeological features were recorded during an evaluation (YHP03) which recorded a possible gravel garden path, 18<sup>th</sup>-century gravel extraction pits, postholes and 19<sup>th</sup>-century dumped layers (WA15).

- 5.9.5 An evaluation in 1994 at Marloes Road (MAK94) revealed several north-south orientated linear ditches, representing field systems during this period (**WA16**).
- 5.9.6 Two ponds are shown on a map of 1706 by Henry Wise (not illustrated) in Kensington Gardens, but are possibly of much earlier origin (**WA17**). One pond's shape has varied through time, but the longer axis was always east to west. It survived as a massive scarp up to 2m high at the north end. The second survives as an oval hollow 8-10m wide and is shallow in depth. It is thought to be the remains of a horse pond of the late 18<sup>th</sup>/early 19<sup>th</sup> century. Also shown on the map is the site of a master gardener's house (**WA18**), which is situated in the south west corner of the gardens. Later maps (Sandby pre-1726 and a map of 1733-4, not illustrated) show the buildings to be opposing L-shaped around a small central courtyard with a small building placed off centre. On the same site during the 1860s a more grand building was constructed for the Superintendent but demolished in 1874.
- 5.9.7 Cartographic evidence (**Figure 2**) also appears to show that prior to 1717 the Site consisted of orchards with occasional buildings in the near vicinity. The Starling map of 1822 shows the early development on the Site with structures on the north side of the Site and a 'Malcolms nursery' situated to the south. On the Greenwood map of London (1830) some of the structures on the north side of the Site (as shown on Starling's map) are not shown, and to the east of the site is noted 'Noel House' and 'Colby House' is to the west. The road to the north of the Site is known as Kensington Gore during this period with the Hogmore Lane Toll to the south of the now established barracks.
- 5.9.8 Further cartographic evidence appears in the first three Ordnance Survey editions (**Figure 3**). The 1862-5 (1<sup>st</sup> edition) shows the establishment of Victoria Road and Kensington Road, extending from Palace Gate to Victoria Road are two oval shaped features noted as a 'Riding School'. Fronting on to Kensington Road, on the north side of the Site, are terraced houses with gardens to the rear named as 'Craven Place'.
- 5.9.9 The 2<sup>nd</sup> edition (**Figure 3**), dating to 1894-6 shows the construction of housing having taken place. De Vere Gardens was largely developed between 1875 and 1885 with residential housing, although houses in the northern part of the Site area were converted to the Kensington Park Hotel soon after their construction (Richard Coleman Consultancy 2006). No marked changes are recognisable in the 1935 edition of the Ordnance Survey map, but after bomb damage to the hotel during WWII the Site was extensively remodelled.

## **6 ARCHAEOLOGICAL POTENTIAL AND DEVELOPMENT IMPACTS**

### **6.1 Summary of Archaeological Potential**

- 6.1.1 **Prehistoric** Evidence from the Study Area shows that there is prehistoric activity dating from the Mesolithic period onwards. There is a **low** potential for activity of these periods to be present on the Site.
- 6.1.2 **Romano-British** The evidence for Romano-British activity within the Study Area consists of the Roman road of 'Akeman Street', potentially running along the route of Kensington High Street towards Silchester. There is **low** potential for activity for this period to be present on the Site.
- 6.1.3 **Saxon** There is little Saxon evidence in the Study Area. There is a **low** potential for activity of this period to be present on the Site.
- 6.1.4 **Medieval** Throughout the medieval period the land use of the Study Area was predominantly agricultural and there is little evidence for any occupational activity within the Site. Due to this there is **low** potential for activity of this period to be present on the Site.
- 6.1.5 **Post-medieval and Later** The Site and surrounding area were agricultural in nature until the establishment of suburbs and roads around the Site in the 19<sup>th</sup> century. There is a **medium to high** potential for archaeological evidence from this period for the Site, but this evidence would have a low significance.

### **6.2 Impact of Previous Development**

- 6.2.1 The Site was agricultural with orchards noted on cartographic sources dating from 1717 until the mid 19<sup>th</sup> century, with what appear to be temporary structures, assembled on the Site by 1822. By 1862 the Site is shown with a riding school, which extended to the south and east of the Site, with Victoria and Kensington Roads having been established.
- 6.2.2 De Vere Gardens was established between 1875 and 1885 with residential buildings having been constructed on most parts of the Site. The Kensington Park Hotel occupied the north part of the Site.
- 6.2.3 Extensive remodelling of the hotel after WWII will also have included foundation construction and basement cellaring.
- 6.2.4 Any archaeological remains that are present will potentially have been impacted upon by the 19<sup>th</sup> and 20<sup>th</sup> century development of the Site, especially in terms of basement/cellar construction, and the potential for survival would be limited.

### 6.3 Impact of Proposed Development

6.3.1 The proposed new development is to provide luxury apartments with basement car parking, affordable housing and private leisure facilities. The existing basement will be enlarged to two levels to accommodate car parking, services, a leisure centre and plant.

6.3.2 The extension of basement cellaring has a moderate potential for impacting surviving archaeological deposits. A mitigation strategy to ensure that the development has minimal impact on surviving archaeology is detailed in **Section 7.2**.

## 7 DEPOSIT SURVIVAL AND FURTHER RECOMMENDATIONS

### 7.1 Deposit Modelling

7.1.1 There have been, at present, no geotechnical investigations on the Site and so precise modelling of subterranean deposits is not possible. There is likely to be considerable made-ground on the Site as a result of the processes of 19<sup>th</sup> and 20<sup>th</sup> century developments but it is not possible to estimate the extent of this deposit. The geological overburden is Taplow Gravel in this area but its extent or depth is not known. The solid geology of London Clay may be encountered at any depth between 1-7m below the current ground surface.

### 7.2 Recommendations for Archaeological Mitigation

7.2.1 There is low archaeological potential for the Prehistoric, Saxon and Medieval periods, a low to medium potential for the Romano-British period and a medium to high potential for the Post-medieval and Modern periods. The recommendations of this report are that the risk posed to the archaeological resource by the proposed development can be mitigated by an archaeological watching brief during the trenching of construction foundations and basement extensions. This would ensure that any potentially significant effects of the development would be offset by archaeological recording of the resource.

7.2.2 Table 7.2.2 shows the measure of impact significance derived from the derivation of archaeological significance and the extent of impact of the proposed development.

DERIVATION OF SIGNIFICANCE		EXTENT OF IMPACT		
		Severe	Moderate	Slight
Sensitivity of Resource/Receptor	High	Significant	Significant	Potentially significant?
	Medium	Significant	Potentially Significant?	Non-significant
	Low	Potentially Significant?	Non-significant	Non-significant

Table 7.2.2. Impact Significance Assessment

7.2.3 Table 7.2.3 summarises the archaeological potential, extent of impact and residual effect after mitigation of the proposed development. This is based on the derivation of significance as shown in Table 7.2.2

<b>Archaeological Potential</b>	<b>Sensitivity of resource</b>	<b>Extent of Impact</b>	<b>Impact Assessment</b>	<b>Archaeological Mitigation</b>	<b>Residual Effect</b>
Prehistoric deposit layers	Low	Moderate	Non-significant	Watching Brief	Negligible
Romano-British deposits	Low	Moderate	Potentially Significant	Watching Brief	Negligible
Medieval deposits	Low	Moderate	Non-significant	Watching Brief	Negligible
Post-medieval - Modern deposits	Medium-High	Moderate	Non-significant	Watching Brief	Negligible

Table 7.2.3 Summary of the Archaeological Impact of the Proposed Development with Residual Effect

7.2.4 This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service) and be secured by the attachment of a suitably worded condition to a planning consent.

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The Royal Borough of Kensington and Chelsea (2002) *Unitary Development Plan* (accessed 19/04/2006)  
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### **Cartographic Sources**

Maps were sourced from the Newham Archive and Local Studies Library and Wessex Archaeology's own library.

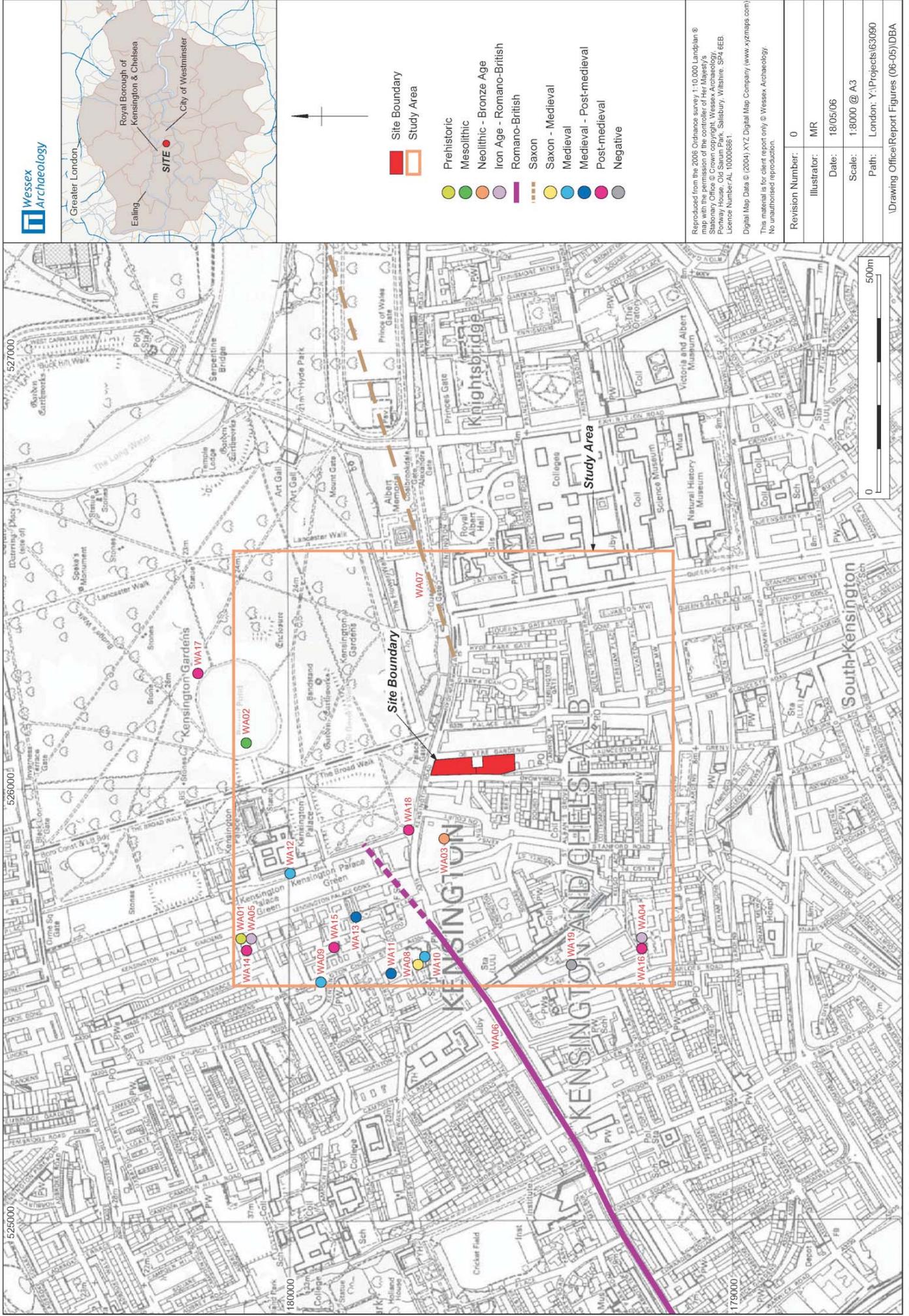
Documents reproduced as figures in this report are in **bold**; those not illustrated are in *italics*.

<b>1717</b>	<b>Survey of Westminster, Chelsea &amp; Kensington</b>
<b>1769</b>	<b>Rocque's map of London, Westminster, and Southwark</b>
<b>1822</b>	<b>Starling's plan of the Parish of St Mary, Kensington</b>
1829	Critchley's map
<b>1830</b>	<b>Greenwood's Map of London, 8 inches to 1 mile</b>
1841	Davis' Map of London & Environs
1848-50	Ordnance Survey London & Environs Sheet, VI SE
<b>1862-5</b>	<b>Ordnance Survey 1:1056, Sheet VI 89</b>
<b>1894-6</b>	<b>Ordnance Survey 1:1056, Sheet VI 89</b>
<b>1916</b>	<b>Ordnance Survey 1:2500, Sheet VI 16</b>
<b>1935</b>	<b>Ordnance Survey 1:1056, Sheet VI 89</b>

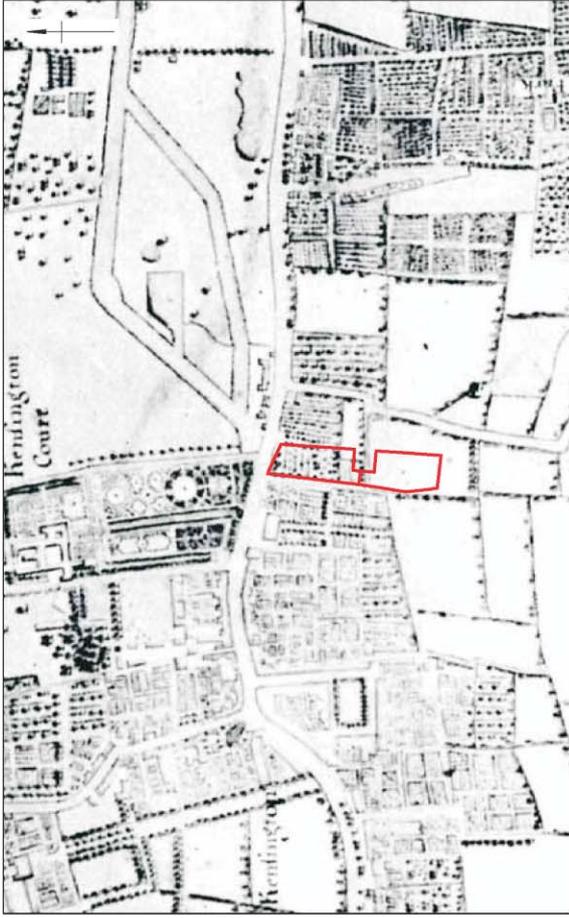
### APPENDIX 1: Gazetteer of archaeological sites and findspots

WA no	SMR No	Easting	Northing	Period	Class	Description	Other References/ Site Codes
1	MLO7743, MLO7788, MLO78005	525650	180100	Prehistoric	Palaeochannel/Field boundary Ring ditch	Evaluation & excavation. Three palaeochannels. Poss. Field boundary ditch & curvilinear ditch containing pottery and flint	Site code: VGH03
2	081541	526100	180100	Mesolithic	Findspot	Stone axe found to the north of the passage by the barracks	
3	081542	525880	179650	Neolithic-Bronze Age	Findspot	A 'winged' axe found in the middle of Kensington Court in cable trench, 15-20 ft deep	
4	082782, 082783, 082784, 082785, 082786	525640	179200	Iron Age – Roman	Ditch Pit Posthole Building Ditch	Evaluation. Curved ditch (possible enclosure ditch), pits, postholes, rectilinear feature (interpreted as a building), several ditches (N/S orientated)	Site code: MAK94
5	778006, 778007	525650	180100	Iron Age – Roman	Field boundary Findspot	Evaluation & excavation. Three N/S & 1 NE/SW ditches. Containing early & late Iron Age pottery, flint, Roman pottery & daub	Site Code VGH03
6	081607, 081608, 081686	524500	178980	Roman	Road	Road of Akeman Street, from Silchester to Colchester running westwards from the city. Excavations to find the road found that most of site had been destroyed by gravel working	Site code: THO76
7	081175	526300	179630	Saxon	Road	Road from Ludgate to Join Silchester Road. One of the main roads of Saxon Lundenwic (London)	
8	081660	525600	179700	Saxon-medieval	Village	Documentary evidence for a settlement at Kensington in the Domesday Book	
9	081655	525550	179930	Medieval	Vicarage	Site of the vicarage of St Mary Abbots Church	
10	081643	525600	179700	Medieval	Church	Original church of St Mary Abbots given to Abingdon Monastery in 1100	
11	081661/00, 081661/01, 081613,	525700	179850	Medieval – post-medieval	Conduit Conduit head Building	Conduit system for the new Chelsea Manor House built by Henry VIII. Known as a 'bathhouse' and originally thought to be Roman	
12	081646/00, 081646/01	525570	179770	Medieval – post-medieval	Manor house & yard	Kensington Manor house, also known as Parsonage of St Mary Abbots to the north west of the church. To	

							north was Parsons Yard	
<b>13</b>	081659, 081882	525800	180000	Medieval – post-medieval	Manor house House		Manor House first referenced in 1386, exact location unknown, possibly demolished to make way for Nottingham House built in 1605	Site code: VGH03
<b>14</b>	MLO77438, MLO778008,	525620	180100	Post-medieval	Agricultural features Foundations of churches Brickearth quarry		Evaluation. Three probable agricultural features and structural features associated with St Paul's church (1885) and possibly previous iron church (1854). Also extraction of brickearth for the nearby brickworks.	Site code: VGH03
<b>15</b>	MLO77451	525630	179900	Post-medieval	Path, pit, posthole		Evaluation. Possible gravel garden path, 18 <sup>th</sup> century gravel pits, postholes and 19 <sup>th</sup> century dumped layers	Site codes: YHP03
<b>16</b>	084092	525640	179200	Post-medieval	Ditch/ field system		Evaluation. One linear ditch (N/S orientation) and other linear features	Site code: MAK94
<b>17</b>	205103/23	526260	180210	Post-medieval	Pond		Two ponds, the first shown on Wise's map (1706) but possibly much earlier origins. The second survives as an oval hollow, thought to be the remains of a horse pond of late 18 <sup>th</sup> or early 19 <sup>th</sup> century date	
<b>18</b>	205103/24	525900	179730	Post-medieval	House		Site of a master gardener's house in SW corner of Kensington Gardens, on Wise's map (1706). In 1860s a more grander structure of the Superintendent house, demolished in 1874	
<b>19</b>	083664	525590	179360	Negative evidence	Negative evidence		Watching brief showed only modern deposits, no archaeological features	Site code: WRI96



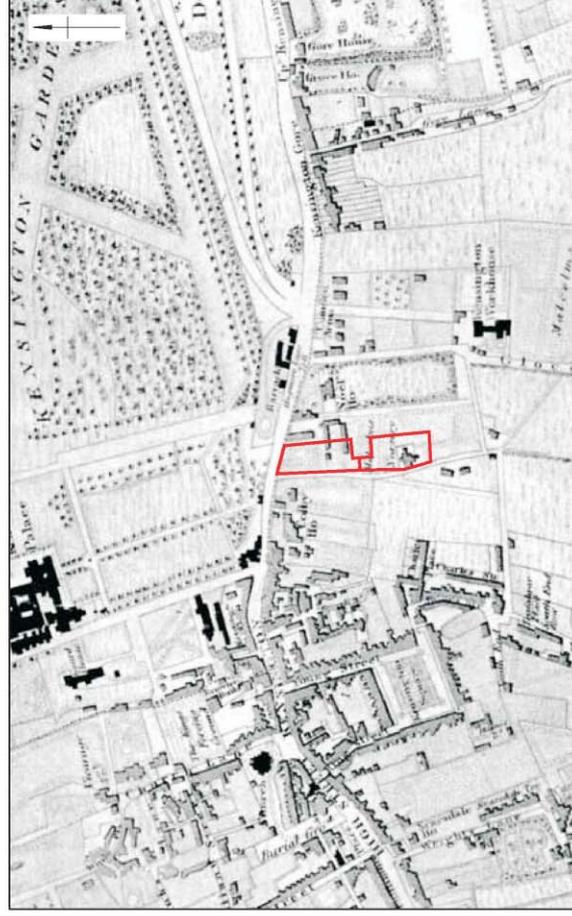
Site location map showing the Site, Study Area and data synthesised from the GLSMR



Survey of Westminster, Kensington & Chelsea map 1717



Starling's Plan of the Parish of St. Mary, Kensington 1822



Greenwood's Map of London 1830

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Ordnance Survey Map 1862



Ordnance Survey Map 1894



Ordnance Survey Map 1935

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