

DAVID HALEY

BSc (ESTMAN)

63

62

TEL : 01932 863746
FAX: 01932 866709

COLD NORTON FARM
OCKHAM LANE
HATCHFORD
COBHAM
SURREY, KT11 1LW

DX 46102 COBHAM

Ian Hooper Esq
Environmental Health Department
Royal Borough of Kensington and Chelsea
37 Pembroke Road
London W8 6PW

14th April 2001

Dear Mr Hooper,

re: 1, BEAUCHAMP PLACE: NOISE FROM MCDONALDS EQUIPMENT at 177
BROMPTON ROAD.

We spoke a few days ago, when you kindly asked for details of my contact at McDonalds so that you could give them some advice which would hopefully avoid the need for legal action, either by you or my clients.

Having met with Mr Evans of McDonalds, together with our acoustic consultant in February, we were led to believe they accepted the fan unit for their freezer was far too noisy, and that they would take appropriate action before our flats were occupied.

Regrettably, I have now received the enclosed letter from McDonalds of the 9th April, to which I have today replied, as enclosed, from which it seems they do not intend to take any remedial action.

Hopefully you will be able to add your official weight to representations to McDonalds, so that further legal action becomes unnecessary.

Yours sincerely

DAVID HALEY
for Montrose Court Holdings Ltd

cc: K.Brown: MCH
W.B.S.Wass: Warners
J.Connors: J.J.Connors Acoustics

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACK			
64		19 APR 2001								
APPEALS	IO	REG	ARB	FWD PLN	CON DES	FEES				

RECEIVED
17 APR 2001
ENVIRONMENTAL HEALTH
R.B.K. & C.

LA B

SW

67

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

WITH THE COMPLIMENTS OF THE DIRECTOR OF ENVIRONMENTAL HEALTH

Jon
I thought you might like
to see developments on this
I shall be writing to David H

COUNCIL OFFICES
37 PEMBROKE ROAD
LONDON W8 6PW

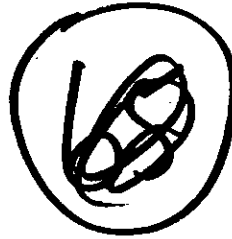
lan

SWITCHBOARD: 0171-937 5464
DIRECT LINE: 0171-341

Our Ref: GRJ/JF/437

Your Ref:

9th April 2001



McDonald's

64

Mr David Haley BSc
Cold Norton Farm
DX 46102

Dear Mr Haley

Re: McDonalds Restaurant, 177 Brompton Road, London – Store No 0437

I refer to your letter dated 29th March 2001, addressed to my colleague Lloyd Evans.

As you are aware, a McDonalds restaurant has been in this location for a considerable number of years, in fairly close proximity to residential accommodation without any particular problem.

I am therefore somewhat concerned to note that you expect McDonalds to provide additional acoustic screening, etc as a result of your residential development, which took place in the full knowledge that a restaurant was in this particular location.

I would be grateful therefore if you could explain the basis upon which you expect us to do this work and would also be obliged to receive full details of your planning permission, including the details of any conditions or stipulations, whether within the planning permission or not, regarding the provision of acoustic screening to the accommodation.

I look forward to hearing from you as soon as possible.

Yours sincerely

George R Jones
Senior Management Surveyor

c.c. Lloyd Evans, Regional H&S Officer



INVESTOR IN PEOPLE

McDonald's Restaurants Limited
11-59 High Road, East Finchley, London N2 8AW
Telephone 020 8700 7000 Facsimile 020 8700 7053
DX 52051 East Finchley
Direct Line 020 8700 7194

Registered Office 11-59 High Road, East Finchley, London N2 8AW
Registered in England No. 1002769



MILLENNIUM
EXPERIENCE

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Official Sponsor

Ian Hooper

DAVID HALEY

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(LH)

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copy

COLD NORTON FARM
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G.R. Jones Esq
Senior Management Surveyor
McDonalds Restaurants Ltd
11-59 High Road
East Finchley
London N2 8AW

FAX & POST

14th April 2001

Dear Mr Jones

re: McDonalds Restaurant, 177 Brompton Road

I was astonished to receive your letter of the 9th April, and can only assume you are unaware of the true situation that exists at the above store.

Although letters were sent by my client's solicitors to your store on the 8th and 24th January, there was no response (it being claimed that neither arrived!). My client's solicitors wrote to your Head Office on the 12th February, and, as a result of a response on the 22nd February, I met with your Lloyd Evans on site, together with our acoustic consultant, Mr Connors of J.J.Connors Acoustics.

At that meeting, the primary source of the noise was identified as being from a fan unit serving your main freezer. This is NOT within your main acoustic screen, but is located at a lower level and to the rear of your main screen. The unit has no acoustic screen itself, so I am at a loss to understand why you refer to "additional acoustic screening". With respect, I also do not see any relevance in your fourth paragraph.

Before that meeting, independent noise tests were carried out, which have been made available to your Mr Evans, and I believe these show some 63dBA from this unit. I am advised that this constitutes a Statutory Nuisance.

We had understood from our meeting with Mr Evans, who accepted the noise level was unacceptable, that the necessary work would be undertaken to modify/change this unit well before our first tenant is scheduled to take occupation (which is likely to be May 5th).

We have been in regular contact with Kensington and Chelsea Environmental Health Office, and indeed, only a few days ago I was phoned by their Mr Ian Hooper to ascertain the contact details for Mr Evans, so that the council could give him the "necessary

(104) (66)

advice". It is our understanding that they will, if necessary, take legal action to abate this Nuisance as soon the first flat is occupied.

The intention of our approach in January was to draw this problem to your attention, and give you ample opportunity to rectify it. The tone of your letter suggests that you do not now intend to do so.

I must therefore insist that we have your definitive proposals for eliminating this unacceptable noise by Friday 20th April, failing which I suspect that my client will have no alternative other than to seek an immediate Injunction, together with a claim for damages and costs.

Yours sincerely


DAVID HALEY

cc: K.Brown: MCH

W.B.S.Wass: Warners

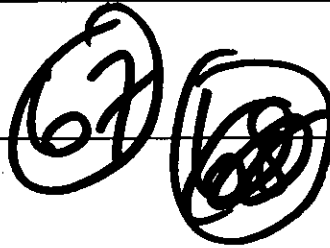
J.J.Connors

Ian Hooper: R.B.of Kensington and Chelsea ✓

ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt
Director of Environmental Health PAUL MORSE MSc MCIEH



THE ROYAL
BOROUGH OF



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AND CHELSEA

Mr David Haley
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Cobham
Surrey KT11 1LW

Switchboard: 020 7937 5464
Extension: 5163
Direct Line: 020 7341 5163
Facsimile: 020 7341 5234
Email: ian.hooper@rbkc.gov.uk
website: www.rbkc.gov.uk

19 April 2001

My reference: IGH/732462/01

Your reference:

Please ask for: Ian Hooper

Dear Mr Haley

1 Beauchamp Place: Noise from McDonalds Restaurant 177 Brompton Road

Thank you for your letter dated 14 April 2001 regarding the above.

I think I need to confirm my position on this case to avoid any conclusions being drawn.

The existing noise from McDonalds restaurant came to my attention during a visit to 1 Beauchamp Place to assess the application to install an acoustic screen to protect the residents of your development from noise from building services plant that has yet to be installed.

I had a telephone discussion with Mr Evans of McDonalds sometime before Easter and I understood he was recommending action to attenuate the noise. However this department has not received complaint regarding this noise and indeed the acoustic screen now installed may mitigate this noise sufficiently.

I have not concluded that the noise would constitute a statutory nuisance upon which this authority would be required to take formal action. A further assessment should be undertaken now that the acoustic screen is in place. This screen as I say may resolve the situation.

Yours sincerely

Ian Hooper
Specialist Noise Officer



68

BB/SIS
69

Browne Jacobson

solicitors

Your Ref: . . .

Our Ref: MFOR01/MG/027205.0001

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Mr J Wade
Directorate of Planning Services
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

By post and fax: 0207 361 3463

Dear Mr Wade

1A Beauchamp Place

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SP	ENF	AO ACK		
17 MAY 2001									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

R. N. J. W.

14 May 2001

SW
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

I write further to our last telephone conversation with regard to the above referred premises at 1A Beauchamp Place. During our last telephone conversation you asked me to provide you with revised drawings of front elevation of the shop with a proposal with regard to the side bay windows and front door.

Please find enclosed plans from the Volevatch architect. You will see that it is proposed for the front door to be replaced by a long simple glass panel for simplicity which is more in harmony with the side bay windows and does not show that after removal of the top two stairs, the entrance door is taller than other doors in this street. So far as the steps are concerned, despite the top two steps being removed, the side banister remains, keeping in style with the rest of the street.

In our opinion, the overall impression of the façade is improved by the removal of the top two steps due to the fact that the bottom of the front door is in line with both side windows which was not the case previously ;as a result the central door looked therefore slightly out of scale. As you will see from the photos inserted onto the plans enclosed, the current appearance of the shop is not satisfactory as it is only providing one window display and the central door looks very much purposeless. The current side entrance with the double door includes two fairly narrow panels which means that it prevents any proper display as pointed out previously.

Should you have any further comment, please do not hesitate to contact us. Our client is opened to any suggestion you may have.

I look forward to hearing from you.

Marc Forestier

A list of partners' names is available for inspection at the above address.

Browne Jacobson is regulated by the Law Society in the conduct of Investment Business.

Member of **Browne Jacobson DS Paris**

Offices at
44 Castle Gate, Nottingham NG1 7BJ
102 Colmore Row, Birmingham B3 3AG
46 Rue de Bassano, 75008 Paris



69

Handwritten scribble and initials ALG

Browne Jacobson
solicitors

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Our Ref: MFOR02/MG/027205.0001

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Directorate of Planning Services
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

pcnet (JW)

By post and fax: 0207 361 3463

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EX DIR	HDC	N	C	SW	SV	ENF	AO ACK
(72) - 4 JUN 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

1st June 2001

Dear Mr Wade

1A Beauchamp Place

During our telephone conversation yesterday you informed me that one of your conservation officers had objected to the removal of two of the three steps leading to the front door of the shop.

In order to comply with disabled access requirements another access must be provided and the only option available is through one or other of the side bay windows.

As a consequence one of the bay window has currently been converted in to a set of double doors whilst the second bay window is fixed but made to look like a double set of doors. This provides therefore a very limited and fragmented shop window.

As an alternative our client suggests that instead of having two doors on the left of the central entrance, the right bay window which is slightly narrower, be converted in one large door which could be opened to let disabled people in but at the same time would provide a non fragmented shop window.

Our client is fully aware that any display will have to take into account the possible opening of the door but as discussed yesterday the same would apply to the existing double doors on the right of the front door, which could not for security reason be in constant use as well as the central door.

So far as the presentation of the windows are concerned our client has no objections not to retaining a glass panel down to the floor level and will keep a similar design to what currently exists. The aim is to be able to have a large glass panel in the upper part of each bay window rather than two small panels.

A list of partners' names is available for inspection at the above address.

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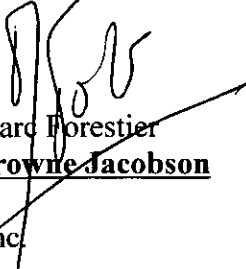
Member of **Browne Jacobson DS Paris**

Offices at
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102 Colmore Row, Birmingham B3 3AG
46 Rue de Bassano, 75008 Paris

70

I enclosed a first sketch. Should you be prepared to consider this proposal, we will forward you revised architect drawings.

Yours sincerely



Marc Forestier
Browne Jacobson

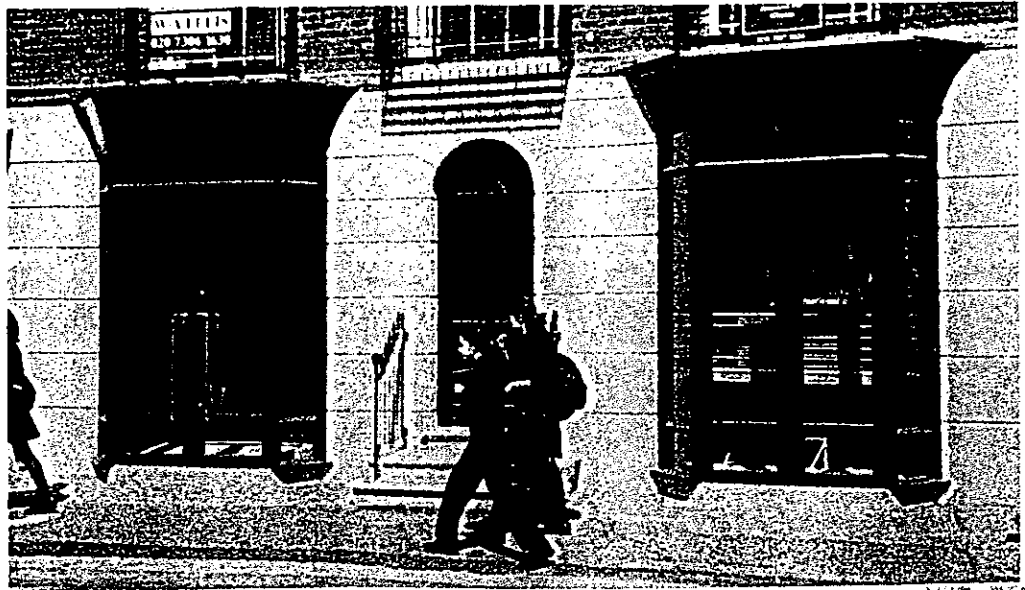
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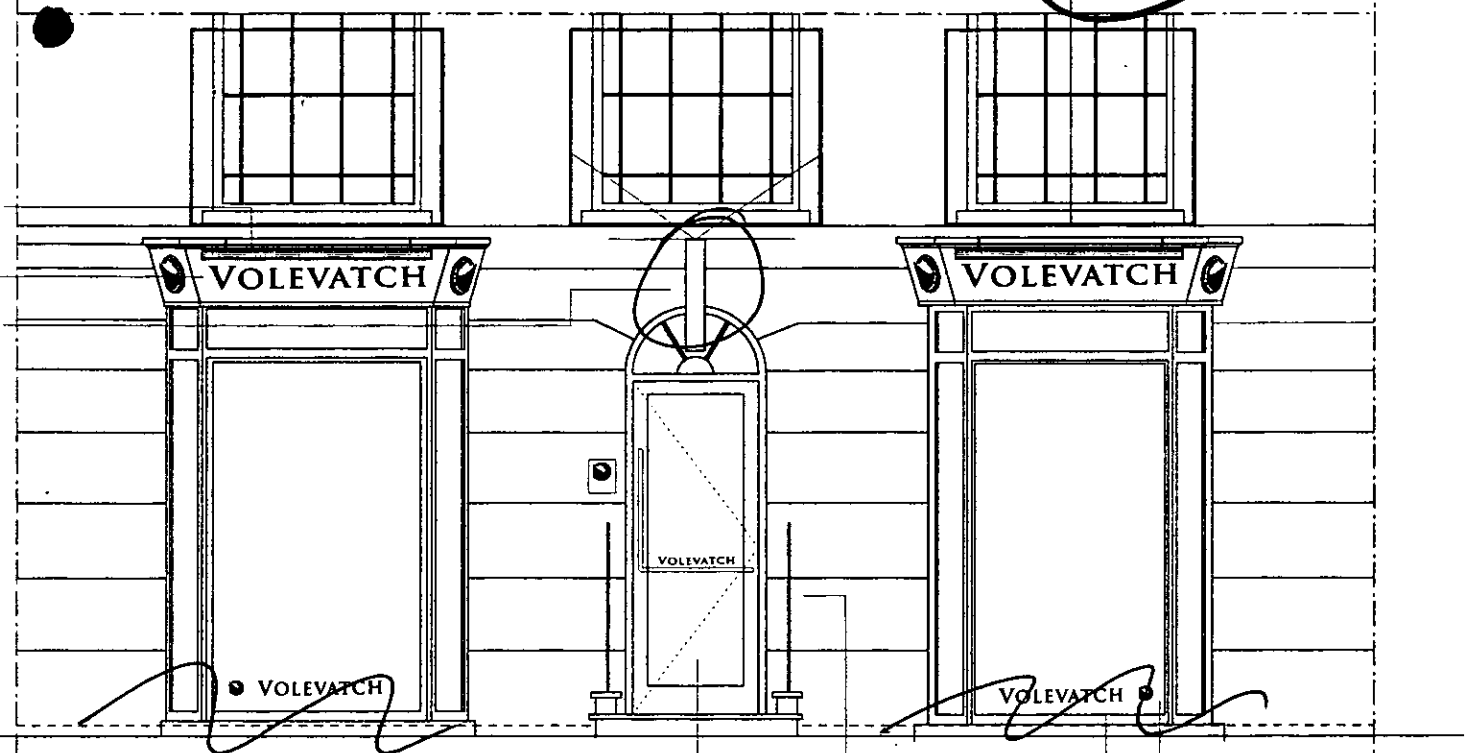
- proposed opening panel.

P.B.K. & C.
TOWN PLANNING
- 4 JUN 2001
RECEIVED



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72



Proposed Elevation

- Illuminated hanging sign over door *not acceptable*
- Existing entablature to receive fret cut sign with lighting over to both sides *okay*
- Linear type strip lighting in painted steel casing to fret cut sign
- Existing door opening extended to new lower step position *not acceptable*
- Existing balustrade retained *okay*
- Double door opening to bay removed and replaced with single display window - *probably okay but not all the way down to ground*
- Sign writing to shop front glazing *okay*

R.B.K.&G.
TOWN PLANNING
17 MAY 2001
RECEIVED

Date	Drawing description	Drawing number	258 Lavender Hill London SW11 1LJ Tel - 020 7924 1699 Fax - 020 7952 1788
10/05/01	Shop front lighting and advertising	<i>A</i>	
Scale	Project	Revision	
	1/1A Beauchamp Place SW3		



~~49~~
73

(Jw)

Browne Jacobson
solicitors

Your Ref:

Our Ref: MFOR02/SH/0272050001

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LAB
14/6

Mr G Wade
Directorate of Planning Services
Royal Borough of Kensington & Chelsea
Department 705
Town Hall
Horton Street
London W8 7NX

By Fax: 020 76 61 3463 593
& Post

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
14 JUN 2001							(84)		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

12 June 2001

Dear Mr Wade

1A Beauchamp Place, London SW3

One window only can open to provide disabled access. Both windows should not open. We have advice against opening shopfronts. NJZ 15/06/01

Further to my fax to you dated 1 June 2001 and our following telephone conversation, please find enclosed revised drawing prepared by our client's Architect. Should you have no immediate comments I propose to forward to you A3 originals for your final consideration. However, should you have any immediate comments at this stage please let me know. Our client's proposal is now for both bay windows to be able to be opened so as to provide maximum flexibility in terms of potential access as well as good window display.

-CD65

I look forward to hearing from you.

Yours sincerely

Marc Forestier
Browne Jacobson

14/6
Nick - could you comment on this as I am being chased on it.

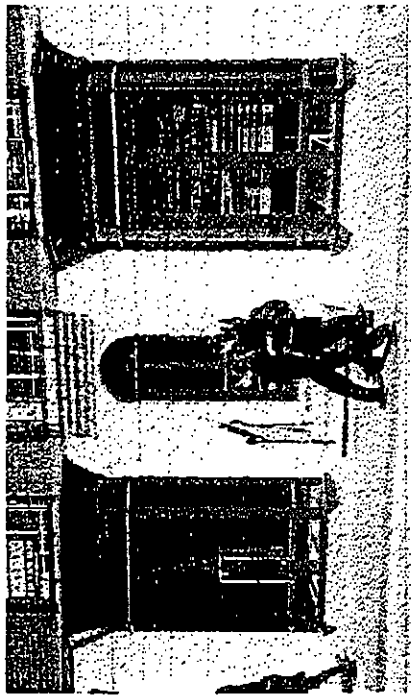
Thanks

Jon (x2664).

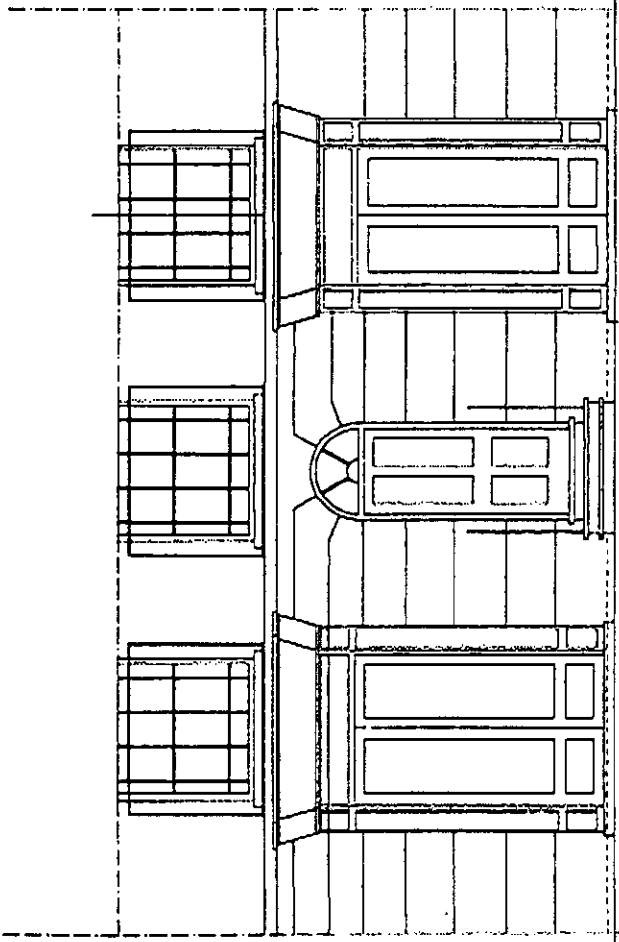
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SCA

1/1A Busuchamp Placo SW3

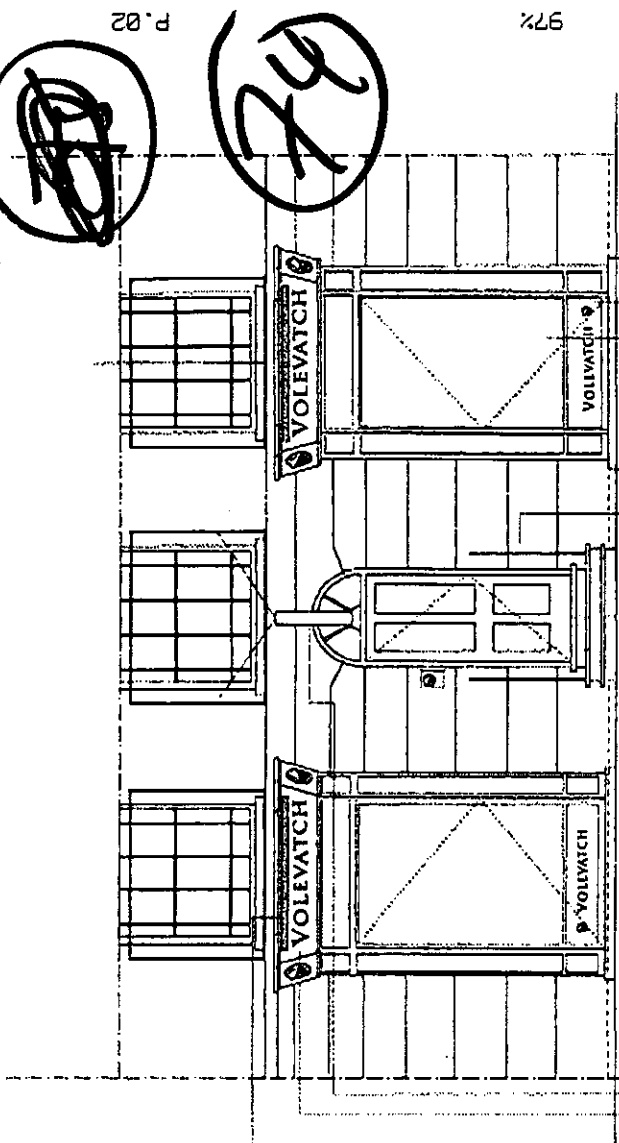


Existing Elevation



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14 JUN 2001
R.B.K. & C.
TOWN PLANNING

Proposed Elevation



- Illuminated hanging sign over door
- Existing entablature to receive fret cut sign with lighting over to both sides
- Linear type strip lighting in painted steel casing to fret cut sign
- Existing door and steps retained
- Existing balustrade retained
- Double door opening to bay removed and replaced with single opening window for disabled access
- Sign writing to shop front glazing

Handwritten circled numbers: 37 and 38.



(TW)

Browne Jacobson
solicitors

Your Ref:

Our Ref: MFOR02/NC/0272050001

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Mr G Wade
Directorate of Planning Services
Royal Borough of Kensington & Chelsea
Department 705
Town Hall
Horton Street
London W8 7NX

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EX DIR	HDC	N	C	SW	SA	ENF	AO ACK		
18 JUN 2001							(91)		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

By Fax: 020 76 61 34 63
& Post

E. J. M.
18/6/01

15 June 2001

Dear Mr Wade

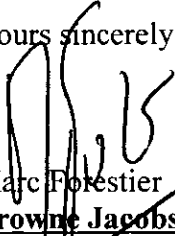
1A Beauchamp Place, London SW3

Further to my fax dated 12th June 2001 and our subsequent telephone conversation, please find enclosed new proposals for façade elevations of 1A Beauchamp Place, London SW3. As pointed out in our fax, the client is now proposing for both side bay windows to be able to be opened, providing means of access for disabled people as well as decent shop windows. I trust this new proposal will satisfy your requirements. I should be grateful if you could consider this application as a matter of urgency now, as it is important for our client to be in a position to make final decision with regards to this shop.

If you have any queries, please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely,


Marc Forestier
Browne Jacobson



Jw

Browne Jacobson

solicitors

Be
COPY OF PLANNING
INFORMATION
OFFICE PLEASE
76
3

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Our Ref: MFOR02/MG/0272050001

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Mr G Wade
Directorate of Planning Services
Royal Borough of Kensington & Chelsea
Department 705
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Horton Street
London W8 7NX

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
20 JUN 2001								3
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB		

By Hand

19 June 2001

Dear Mr Wade

1A Beauchamp Place, London SW3

Please find enclosed revised front elevation for 1A Beauchamp Place. Further to our discussion on Monday, our client agreed to only one of the bay windows to open, the other bay window being fixed. Our client has also removed as required the sign hanging over the front door which has been positioned now on the right hand side of the façade.

I trust these were the two final requirements you had and we are looking forward to receiving from you confirmation that the proposed elevation satisfies your requirement in terms of designs.

I look forward to hearing from you.

Yours sincerely,

Marc Forestier
Browne Jacobson
Enc.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr. M. Forestier,
Browne Jacobson Solicitors,
Aldwych House,
81 Aldwych,
London, WC2B 4HN

Switchboard: 020 7937 5464
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Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

21 June 2001

My reference: PP/99/0719

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Forestier,

Re: Town and Country Planning Act 1990
The Redevelopment of 179-181 Brompton Road and Refurbishment and
Elevational Alterations of 1/1A Beauchamp Place to Provide
Retail Floorspace and Residential Accommodation

Further to your letter and revised shopfront plan dated 19th June 2001, I can confirm that the proposed design can be treated as a non-material amendment to the existing permission dated 21st July 1999. This is with the proviso that only one bay door opens and it opens inwards. The use of an illuminated hanging sign and separate external lighting is likely to require separate advertisement consent and I enclose the relevant forms.

If you have any further queries, please contact my officer, Mr. Wade (020 7361-2664).

Yours sincerely,

M. J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION



Browne Jacobson

solicitors

Your Ref:

Our Ref: MFOR02/MG/0272050001

78
CBB
2/7

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~~78~~

Mr French
Executive Director, Planning and Conservation
The Royal Borough of Kensington & Chelsea
Department 705
The Town Hall
Horton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
108 - 2 JUL 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

JW

27 June 2001

Dear Mr French


Town and Country Planning Act 1990
The Redevelopment of 179-181 Brompton Road and Refurbishment and Elevational Alterations of 1/1A Beauchamp Place to Provide Retail Floor space and Residential Accommodation

Thank you for letter dated 21st June 2001 confirming that the proposals put forward to you together with our letter dated 19th June 2001 are satisfactory and have been agreed by your department.

We are passing on to the architect the form relating to illuminated hanging sign and separate external lightening.

Thank you for your co-operation and assistance in this matter.

Yours sincerely,


Marc Forestier
Browne Jacobson

Cc: Mr Wade



79
2

Browne Jacobson
solicitors

Your Ref:

Our Ref: MFOR02/MC/0272050001

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Mr G Wade
Directorate of Planning Services
Royal Borough of Kensington & Chelsea
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E.J.M. 2/7/01 ✓

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
29 JUN 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

PC Wade/JW

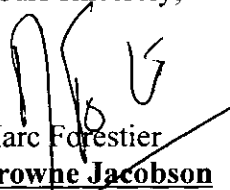
27 June 2001 -

Dear Mr Wade

1A Beauchamp Place, London SW3

Thank you for your cooperation and assistance in this matter. Our client is satisfied with the outcome of this final proposal and the relevant application for hanging sign and external lighting will be filed in due cours.

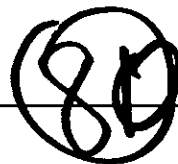
Yours sincerely,


Marc Forestier
Browne Jacobson

Enc. 1

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Ms Caroline Tamlyn
Nathaniel Lichfield and Partners
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Web: www.rbkc.gov.uk

**KENSINGTON
AND CHELSEA**

27th May 2002 ✓

My reference: DPS/DCSE/CC/
PP/02/2454 &
PP/99/719

Your reference: CL6287-
02/NG/CT

Please ask for: Charlotte Cook

Dear Ms Tamlyn,

**Town and Country Planning Act 1990
179-181 Brompton Road**

Plant enclosure to rear and details submitting in respect of Condition 4 to PP/02/2454

Thank you for your letter dated 13th May 2003 and accompanying details, received on 10th February 2003.

With regard to Condition 4 attached to planning permission Ref PP/02/2454, which requires the submission of a noise report, I can advise you that following consultation with Ian Hooper in the Noise and Nuisance Team, further information will be required before this condition can be discharged. He has advised that as the works required are quite extensive, he will require a drawing to show the construction of the existing building, and how the noise control proposals will be implemented to address the condition. An acoustic specification will also be required. If you have any technical queries with regard to what is required, please contact Mr Hooper on 020 7341 5163 (email: ian.hooper@rbkc.gov.uk).

With regard to your letter dated 20th November 2002, I have considered your submission in respect of Condition 5(d) attached to the original planning permission for the redevelopment of the site (PP/99/719 granted on 21st July 1999). The condition requires the submission of details for the means of external ventilation and their approval **prior to the commencement of development**. As the development has now been constructed (and completed), and particularly in view of the subsequent application for the erection of an acoustic louvre screen to house plant at the rear first floor roof area (PP/01/391 granted 17th April 2001), I am unable to agree the details submitted as discharging Condition 5(d) attached to the original consent. In addition, the Council's approved drawings do not clearly show a duct running from the plant enclosure into the rear wall of the first floor.

In the light of the ambiguity as to what equipment (aside from the plant enclosure itself) was included in the 2001 approval, together with the very close proximity of residential windows, I consider that the duct and enclosure shown on the drawing submitted should be the subject of a fresh planning application. This would enable a full assessment of the impact of the duct and screen.



INVESTOR IN PEOPLE

I would also take this opportunity to remind you of the outstanding conditions attached to PP/01/391, namely the submission of a colour finish for approval, and the acoustic requirements of the enclosure itself.

I trust this information is of assistance. Please note that the advice given by Council Officers of this Department is expressed as a matter of opinion only and the responsibility for determining applications falls solely with the Planning Services Committee of the Royal Borough of Kensington and Chelsea.

Yours sincerely,

A handwritten signature, appearing to be 'MJF', is enclosed within a hand-drawn circle. The signature is written in a cursive style.

M J French
Executive Director Planning and Conservation

PLANNING AND CONSERVATION
INTERNAL MEMORANDUM

89

TO: Director of Transportation and Highways ROOM NO: Transportation, 2nd Floor, Town Hall
CC:
FROM: Charlotte Cook ROOM NO: South East Team
TELEPHONE: 020 7361 2664 EMAIL: Charlotte.Cook@rbkc.gov.uk
DATE: 14 June 2002 REF: PP/99/0719 ✓
SUBJECT: 179-181 Brompton Road

Further to my Jon Wade's memo of 28th May (copy attached), and details of the Highways Restrictions in the vicinity of the site provided by Richard Tinker, I write to request your opinion as to whether the proposed supermarket (Marks and Spencers) could be adequately serviced on this site.

I look forward to hearing from you.

Charlotte Cook

Telecane Caroline Tamlyn pm 14/6/02.

CC advised info rec'd on highway restrictions, but need to seek a view on servicing of a supermarket on this site.

Expressed some concern re. future air conditioning equipment which may be req'd for a supermarket in terms of impact on resi amenity of flats above

Cl.

MEMORANDUM

To: Director of Transportation
and Highways.

From: Jon Wade, Planner, D-C-South East.

Our Ref: 99/0.719.

Your Ref: /

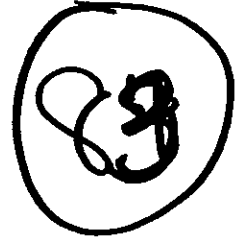
Date: 28.5.02.

Subject: 179 - 181 Brompton Road, Possible Highway restrictions

The letter is of a generalised nature but is in connection with an application granted in July 1999. No restrictions were put on regarding the use as a shop, but obviously it is a sensitive location on the corner of Beauchamp Place. Can you advise please.

Thanks,

Jon Wade



x266q.

Reply:

Date:

179 – 181 Brompton Road: Highways Restrictions



1. Westbound Brompton Road – Adjacent to 177
 - Red Route.
 - Bollard / Fence for pedestrian safety.
 - Traffic Lights for Beauchamp Place.

2. Westbound Brompton Road – Adjacent to 163 – 169
 - Red Route.
 - Parking Bay, No Stopping 6am – 7pm Monday to Saturday.

3. Westbound Brompton Road – Adjacent to 187
 - Red Route.
 - Parking Bay, No Stopping 6am – 7pm Monday to Saturday.

4. Northbound Beauchamp Place – Adjacent to 3
 - Red Route.
 - Double Yellow lines.
 - Indicates traffic build up from traffic lights.

5. Southbound Beauchamp Place – Adjacent to 2
 - Red Route.
 - Double Yellow lines.

6. & 7. Beaufort Gardens
 - Red Route.
 - Resident Parking Bays.

MESSAGE FORM

857 466

To ~~AT~~ Charlotte

~~scribble~~

WHILE YOU WERE OUT

M. Carlin Tamlin

of Nathaniel Litchfield

Tel. No. 7837 4477

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 179/181 Brompton Rd.

Message (See JW)

- need view from hwy 1 re servicing, given location.

- any increases in o/c equipment (enlarging enclosure) would not be welcome.

Signed

Date Time

Memorandum



To: Charlotte Cook, Planning and Conservation
From: Dennis Pederick
Date: 18 June 2002
Re: 179 - 181 Brompton Road, Ref: PP/99/0719

I refer to your memo' of 14 June 2002 regarding whether the proposed supermarket (Marks and Spencers) could be adequately serviced on the site.

Brompton Road is a Red Route and has predominantly 'no stopping at any time' controls along this length. The junction with Beauchamp Place is controlled by traffic signals and immediately outside the premises there is a staggered crossing facility for pedestrians. Hence servicing the premises from Brompton Road, between Beaufort Gardens and Beauchamp Place (Nos. 171 to 183 inclusive), is not permissible.

A loading box exists some 30 metres to the southwest of the premises and on the same side of Brompton Road. It is approximately 25 metres long and may be used between 8 am and 7 pm on Mondays to Saturdays for a maximum period of 20 minutes.

Another loading box exists some 45 metres to the northeast on the same side of Brompton Road. It is approximately 13 metres long and may be used between 10 am and 4 pm on Mondays to Sundays for a maximum period of 20 minutes.

Beauchamp Place also has loading restrictions in place, on the northeast side, that operate between 8 am and 10 am, and 4.30 pm and 6.30 pm on Mondays to Fridays. No loading restrictions operate on the southwest side of the road beyond the Red Route controls some 20 metres from Brompton Road.

In conclusion, servicing these premises for this type of use class will be extremely difficult and could result in service traffic, some of which could be large vehicles, using Beauchamp Place. Any use involving deliveries on a frequent basis, especially a small food type supermarket, is likely to reduce the amenity of Beauchamp Place.

Dennis Pederick
Traffic Section
Ext: 2655

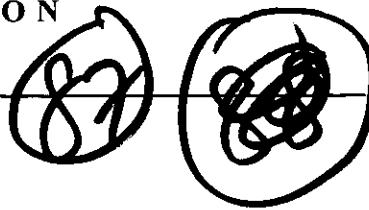
Handwritten signature of Dennis Pederick in black ink.



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Ms Caroline Tamlyn
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
LONDON N1 9RL

Switchboard: 020 7937 5464
Extension: 2771
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Email: Charlotte.Cook@rbkc.gov.uk
Web: www.rbkc.gov.uk

03 July 2002

My reference: DPS/DCSE/CC/P Your reference: CL6287-
P/00/0719 ' 02/MN/CT

Please ask for: Charlotte Cook

Dear Ms Tamlyn,

**Town and Country Planning Act 1990
179-181 Brompton Road
Use of the premises as a food store**

Thank you for your letter dated 20th May 2002. I write further to your telephone conversations with Charlotte Cook of 14th June and 2nd July 2002.

You requested information regarding highways restrictions in the vicinity of the premises. I have obtained this information from our Transportation Department, and attach their findings for your information.

I would also take this opportunity to confirm that the Royal Borough would be concerned that a supermarket in the premises could not be adequately serviced. It is likely that service traffic for this type of use may well include large vehicles and frequent deliveries. The limits on loading facilities in the vicinity of the site would be likely to generate congestion in Beauchamp Place, given that Brompton Road is a Red Route.

Furthermore, I would be concerned that such a use may require additional plant, in particular more air conditioning or chiller units, which would be likely to result in a loss of amenity for the residential occupiers of the upper floor accommodation. Applications for additional plant are therefore likely to be resisted.

In summary, I consider that this site is unsuitable for the proposed use, and would urge your client's not to pursue this option for the reasons outlined in this letter.

Please note that the advice given by Council Officers of this Department is expressed as a matter of opinion only and the responsibility for determining applications falls solely with the Planning Services Committee of the Royal Borough of Kensington and Chelsea.

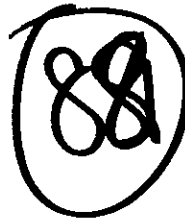
Yours sincerely,

Bruce Coey
Area Planning Officer (South East)
For Executive Director Planning and Conservation

R

20 May 2002

Our ref: CL6287-02/MN/CT
Your ref:



**Nathaniel
Lichfield
& Partners**
*Development Planning
Urban Design Economics*

Mr John Wade
Planning Department
Royal Borough of Kensington & Chelsea
Third Floor
Town Hall
Hornton Street
London W8 7NX

14 REGENT'S WHARF, ALL SAINTS STREET, LONDON N1 9RL
TEL 020 7837 4477 FAX 020 7837 2277
E-MAIL nlplondon@lichfields.co.uk

ALSO AT: GENERATOR STUDIO, TRAFALGAR STREET, NEWCASTLE UPON TYNE, NE1 2LA
TEL 0191 261 5685 FAX 0191 261 9180
E-MAIL nlpnewcastle@lichfields.co.uk

TEMPLE COURT, CATHEDRAL ROAD, CARDIFF CF11 9HA
TEL 029 2078 6514 FAX 029 2078 6516
E-MAIL nlpcardiff@lichfields.co.uk

www.lichfields.co.uk

PC Ask *JW* *MNF*

Dear Mr Wade

179-181 BROMPTON ROAD: HIGHWAYS RESTRICTIONS

Further to our telephone conversation today we would like to request information concerning highway restrictions in the area surrounding 179-181 Brompton Road. We can confirm that our client, Marks & Spencer, are considering this unit for a food store which is a format that would consequently require servicing from either Brompton Road or Beauchamp Place.

We would be grateful if you could provide us with highways information regarding parking and loading restrictions on Brompton Road, Beauchamp Place and Beaufort Gardens. This information will enable us to consider the viability of this unit for a potential Marks and Spencer food store.

Please do not hesitate to contact either Marie Nagy or myself should you have any queries relating to this request.

Yours sincerely

CAROLINE TAMLYN

EX DIR	HDC	TP	CAC	AD	CLU	AG	AK
R.B.	21 MAY 2002				PLANNING		
K.C.							
N	C	SW	SE	APP	IO	REC	
				ARB	PLN	DES	FEEs

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LON2002\CL6287-002-001

DIRECTORS: Geoffrey Smith BSc MPhil MRTPI ERICS (Chairman), Gareth Morgan BSc DipTP MRTPI (Managing), David Casin BA DipTP MSc MRTPI, Nicholas Thompson BA BPI MA(UD) MRTPI, Nigel Perry BSc MCD MRTPI, James Fennell BA MRICS MRTPI, Justin Garland BA BPI MRTPI, Philip Barnes BA BPI MRTPI, Neil Goldsmith BA BPI MRTPI, Iain Rhind BA MPhil Dip(UD) MRTPI, Dr. Malcolm Hockaday FRIP FIMgr FRSA

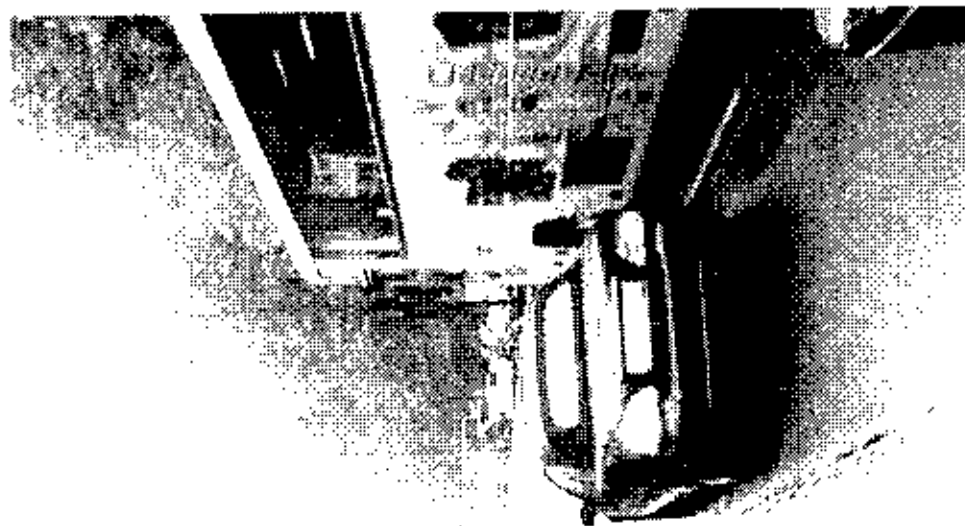
NON EXECUTIVE DIRECTORS: Robert Warner ACA, Roger Aldridge OBE MRICS, Nicholas Wheat BSc MA FCA FTII

SENIOR ASSOCIATES: John Robertson BSc DipCompSc DipTP MRTPI, Jane Hirst BA MRTPI, Peter Wilks BSc DipTP MRTPI

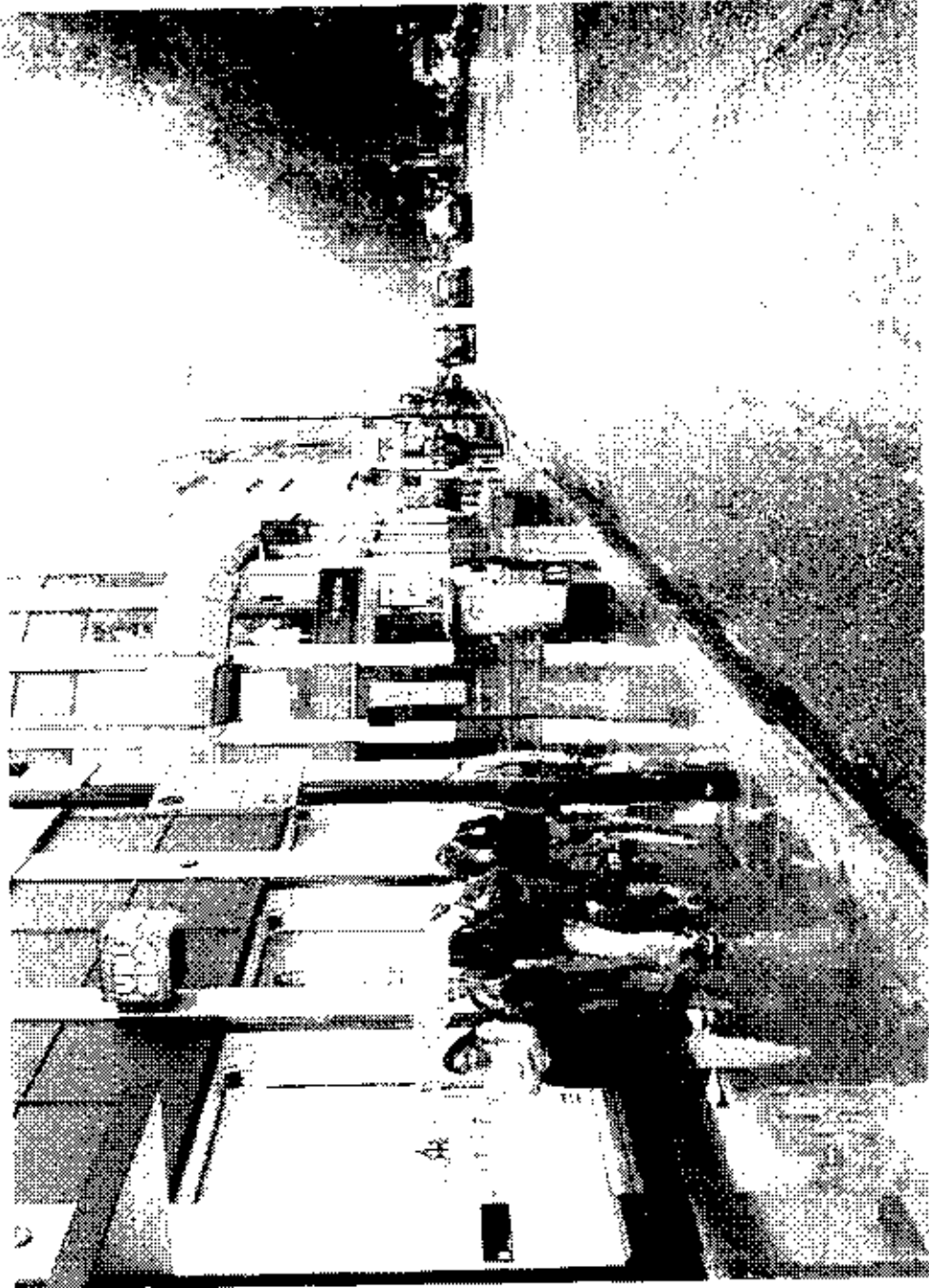
ASSOCIATES: Margaret Baddley BA DipTP MRTPI MRCS, Marie Nagy BSc MSc MRTPI, Hugh Sardon BA MPhil MRTPI, Simon Poole BA DipArch MPhil MRTPI, Jonathan Wallace BA MSc MRTPI, Nicola Kingston BSc DipTP MRTPI, Justine Yarwood BSc MA MRTPI, Matthew Spay BSc DipTP MRTPI

COMPANY SECRETARY: Stephanie Silcock **TECHNICAL ASSOCIATES:** Francis Powell ASITP, Katharine Thomson

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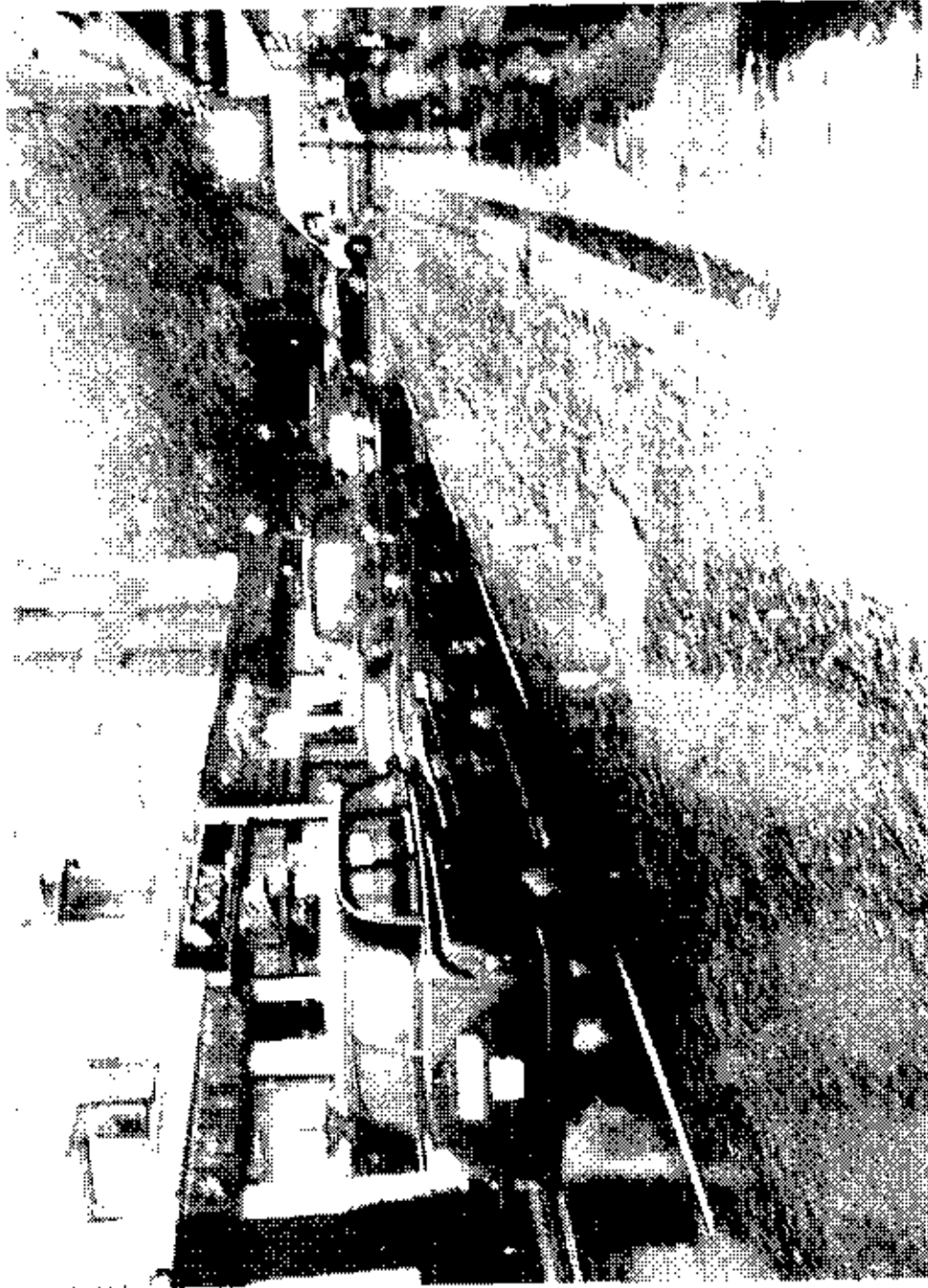




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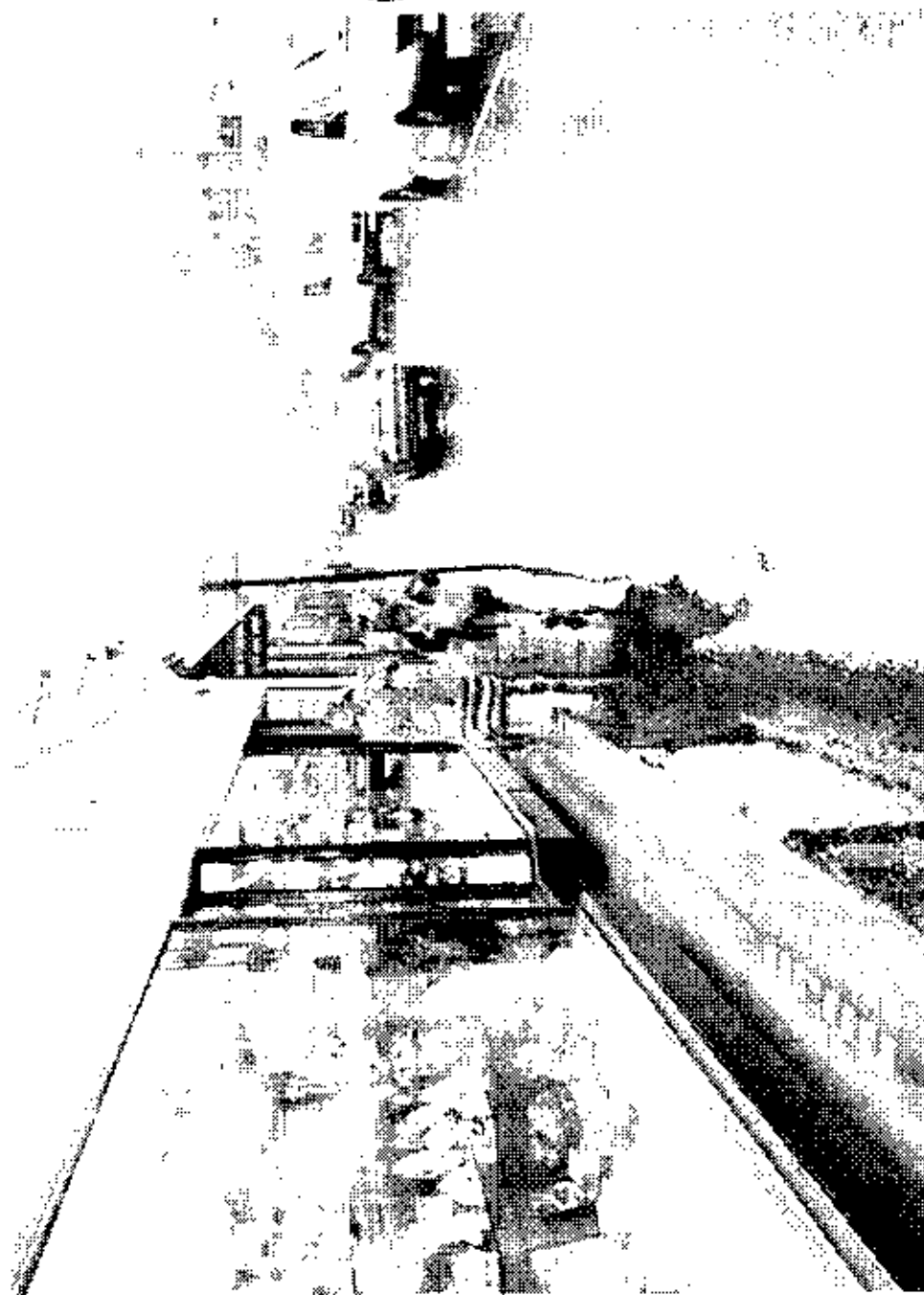
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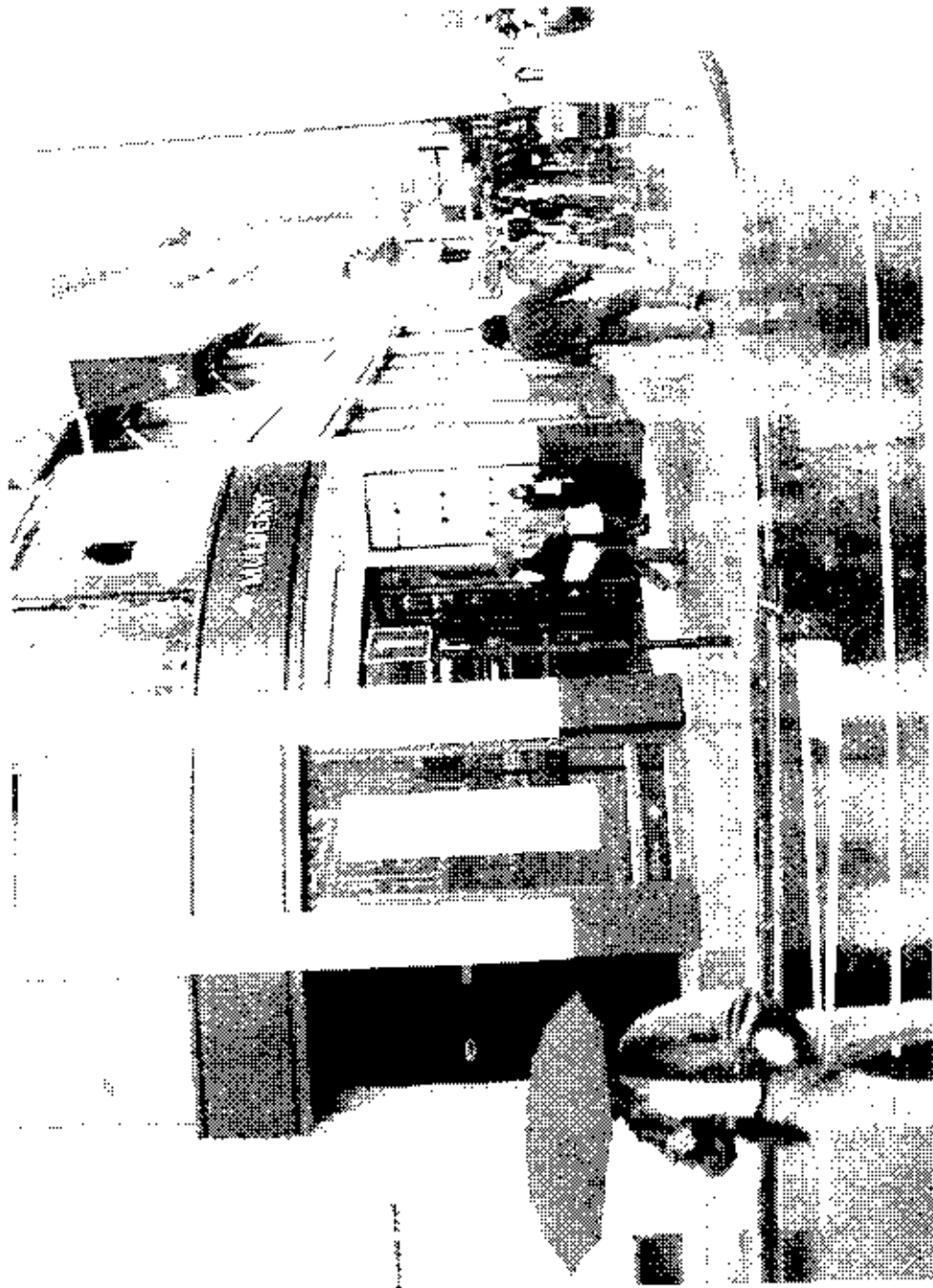
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179-181 BROMPTON ROAD & 1-1A BEAUCHAMP PLACE SW1
LONDON BOROUGH OF KENSINGTON & CHELSEA

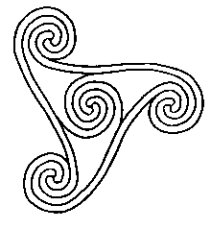
ARCHAEOLOGICAL WATCHING BRIEF

Written Scheme of Investigation

R.B.K. & C.
TOWN PLANNING
27 MAY 1999
RECEIVED

May 1999

AOC
ARCHAEOLOGY
GROUP



(97)

(98)

**179-181 BROMPTON ROAD & 1-1A BEAUCHAMP PLACE, SW1
LONDON BOROUGH OF KENSINGTON & CHELSEA**

ARCHAEOLOGICAL WATCHING BRIEF

WRITTEN SCHEME OF INVESTIGATION

1 Introduction

- 1.1 The site considered by this report is located within buildings at 179-181 Brompton Road and 1 -1a Beauchamp Place. To the south-west and north-west the site is bounded by Brompton Road, Beauchamp Place and occupied building at the junction of the two roads. Occupied buildings also stand to the south-east and north-east. The site is in the London Borough of Kensington and Chelsea and is centred at Ordnance Survey National Grid co-ordinates TQ 2742 7929. The site of the proposed development is currently occupied by buildings most recently housing restaurants. The properties of 179-181 Brompton Road and 1 Beauchamp Place contain single basements, whilst 1a Beauchamp Place is unbasemented. The proposed redevelopment requires the construction of a deeper basement throughout all of the properties together with underpinning of the party walls.
- 1.2 Documentary and cartographic sources indicate that the area of the site was occupied with open land up, either in the form of fields or orchards and gardens until the late 18th century, (Cary 1794). By Horwood's map of c.1813 development facing, but slightly laid back from, Brompton Road had taken place. The line of Beauchamp Place is indicated on this same map by a field boundary running back from the street front. Subsequent 19th century development saw the laying out of Beauchamp Place, with buildings constructed along its length. The existing basements are likely to have been first constructed during this 19th century development.
- 1.3 An evaluation of the site was undertaken during March and April 1999. The report (An Archaeological Evaluation at 179-181 Brompton Road & 1a Beauchamp Place, SW1, AOC Archaeology April 1999) concluded that within the basemented areas of the site no archaeological remains survived, but within the unbasemented area of 1a Beauchamp Place post-medieval building remains had survived.
- 1.4 Discussions regarding the results of the evaluation have taken place between English Heritage, the client's agents and AOC Archaeology. These have concluded that the remains encountered within 1a Beauchamp Place during the evaluation are of sufficient importance to require mitigation. The most appropriate form of mitigation would appear to be preservation by record during redevelopment by way of a watching brief. No other areas of the site would require any archaeological mitigation.
- 1.5 This Written Scheme of Investigation (WSI) details how it is proposed to mitigate the destructive effect of the development by means of the investigation, excavation

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and recording of features of archaeological significance which are threatened with destruction.

- 1.6 The first part of the WSI is site specific, while the Appendices detail general AOC standards and procedures.

2 Aims of the Investigation

- 2.1 To record the plan of any surviving post-medieval buildings.
- 2.2 To record the sequence and chronology of the buildings. This will also require the recovery of additional artefactual material from the sequence of deposits to enable its dating.
- 2.3 To record any other archaeological features or deposits threatened by the development.
- 2.4 To make the results of the investigations public.

3 Methodology

- 3.1 The archaeological recording will be conducted following demolition of the existing above ground structures. The removal of the concrete floor slab and associated make-up deposits will be undertaken using an appropriate machine fitted with a wide toothless bucket, under the supervision of an experienced archaeologist. The resulting surface will then be cleaned by hand by the archaeological team. Archaeological structures will be planned at an appropriate scale, with written and photographic records being produced, (see Appendix 1, 1.12-1.22). Limited excavation will be undertaken to ascertain the sequence of deposits and relationships between structures.
- 3.2 General site procedures and recording systems will be as defined in Appendix 1.
- 3.3 The work will be undertaken by an appropriately qualified supervisor who has extensive experience of recording archaeological remains quickly and efficiently under watching brief conditions who may be assisted by an appropriate number of experienced archaeological assistants.
- 3.4 The project will be managed on behalf of AOC Archaeology by Graham Bruce, Contracts Manager

4 Post Excavation Analysis and Publication

- 4.1 Following completion of the on-site works, the site archive will be prepared, combined with the evaluation archive and security copied in accordance with NAR guidelines.

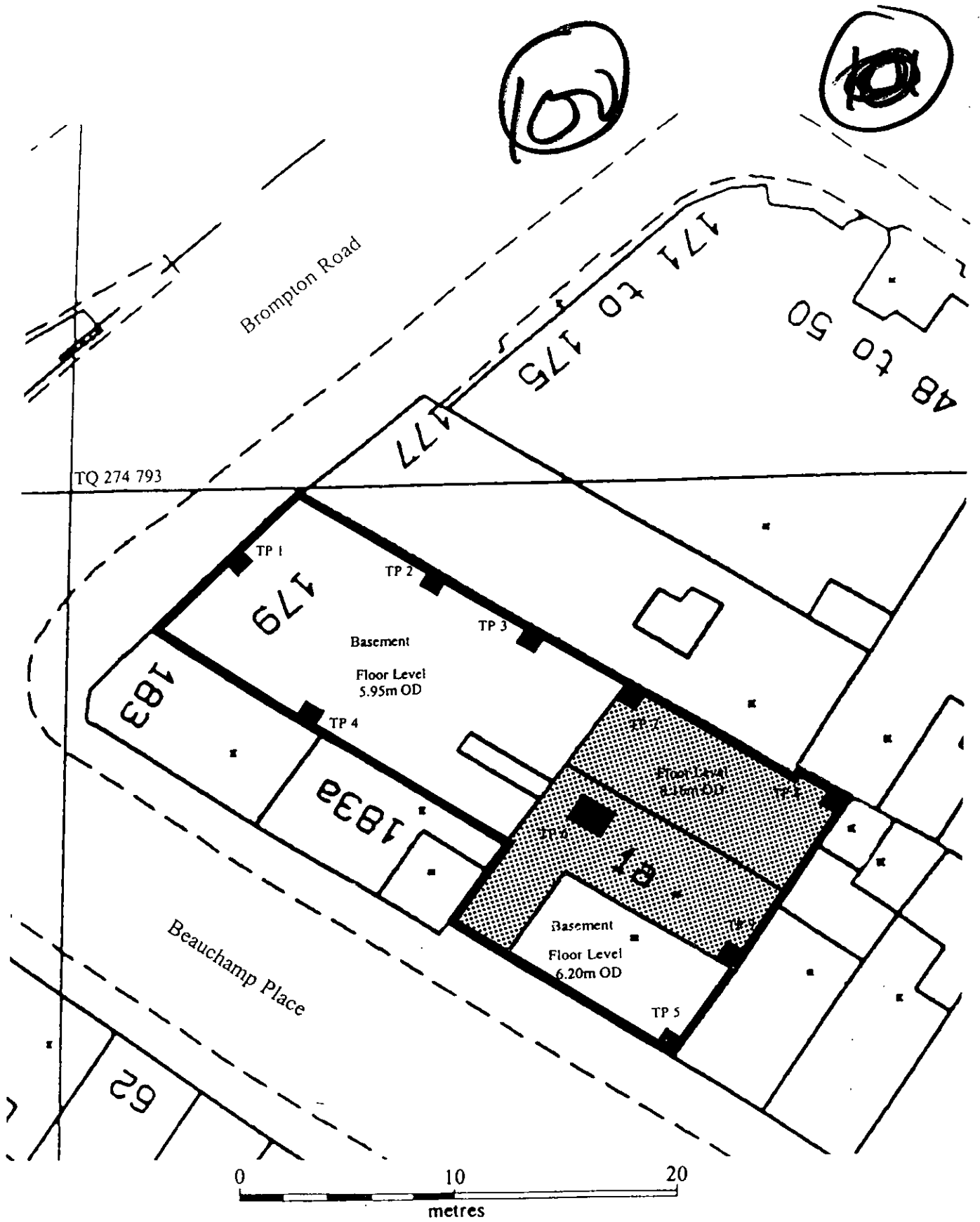
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- 4.2 The post-excavation work will include all aspects that will enable the site archive to be presented and preserved in a usable form and to produce a report for publication. See Appendix 1, 1.31.
- 4.3 Within six months of the completion of on-site works, and subject to the availability of palaeo-environmental and finds specialist reports, a written report detailing the results of the archaeological investigations will be prepared for publication. The scope of the report will take into consideration the nature of the excavation, and the level of importance attributed to the evidence recovered.
- 4.4 Specialists used for the analysis of finds and palaeo-environmental samples are given in Appendix 3.
- 4.5 The results of the investigations will be made public. See Appendix 1, 1.31.
- 4.6 On completion of the work, the research archive will be prepared and added to the site archive. Arrangements will be made for the long-term storage of the whole archive. It will be the intention to deposit the archive with the Museum of London. The landowner would be expected to complete the preliminary museum deed of title form, however such forms are not yet available from the Museum of London.

5 General

- 5.1 Appendix 2 is relevant.



Area of Watching Brief.

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Area of Watching Brief.

Appendix 1

1 Area Excavation

- 1.1 Prior to any area excavation, appropriate survey (e.g. geophysical, earthwork, contour) or sampling strategy (e.g. for topsoil artefact densities, metal detecting, phosphate analysis) will be undertaken prior to the site strip.
- 1.2 In most cases sites will be mechanically stripped of topsoil and other overburden. An appropriate machine will always be used. This will normally be a 360° tracked excavator with a 1.5 or 1.8m wide toothless bucket. In other cases a JCB 3CX Sitemaster (or similar), or for work with restricted access or working room a mini-excavator such as a Kubota KH 90 will be used. Suitably sized dumpers or lorries will be employed to remove spoil. No plant will be allowed to cross stripped areas.
- 1.3 All machining will be undertaken under the direct control of experienced archaeologists.
- 1.4 All undifferentiated topsoil or overburden will be removed down to the first significant archaeological horizon in level spits. The archaeological horizon to which the material will be cleared will have first been established by an evaluation or by the digging of test pits.
- 1.5 Depending on the aims of the project, the excavated spoil may be monitored in order to recover artefacts. Where their find spots are plotted this will usually be on a 2m grid.
- 1.6 The surface exposed by the stripping will be cleaned using appropriate hand tools.
- 1.7 Should the site grid not have already been established it will be done at the cleaning stage. The grid will normally be based on a 10m spacing and related to the National Grid. A temporary bench mark related to Ordnance Datum will be founded.
- 1.8 After the cleaning and planning of the excavation area the sampling strategy will be finalised. This will take into account the project aims (which may need modifying at this stage) and the type, quality and quantity of remains revealed. The sampling strategy will normally seek to maintain at least the following levels:
- all structures and all zones of specialised activity (e.g. funerary, ceremonial, industrial, agricultural processing) will be fully excavated and all relationships recorded
 - ditches and gullies will have all relationships defined, investigated and recorded. All terminals will be excavated. Sufficient of the feature lengths will be excavated to determine the character of the feature over its entire course; the possibility of recuts of parts, and not the whole, of the feature will be considered. This will be achieved by a minimum 10% sample of each feature (usually a 1m section every 10m). Sufficient artefact assemblages will be recovered (where possible) to assist in dating the stratigraphic sequence and for obtaining ample ceramic groups for comparison with other sites.
 - All pits, as a minimum, will be half-sectioned. Usually at least 50% (by number) of the pits will be fully excavated. Decisions as to which pits will be fully excavated will be taken in the light of information gained in the half-sectioning taking into consideration, amongst other things; pit function, artefact content and location for post and stake holes where they are clearly not forming part of a structure (see above) 100% (by number) will be half-sectioned ensuring that all relationships are investigated. Where deemed necessary, by artefact content, a number may demand full excavation.
 - For other types of feature such as working hollows, quarry pits etc., all relationships at least will be ascertained. Further investigation will be a matter of on-site judgement, but will seek to establish as a minimum their extent, date and function.
 - For layers a decision on-site will be made as to the extent that they will be excavated. The factors governing the judgement will include the possibility that they mask earlier remains, the need to understand function and depositional processes, and the necessity to recover sufficient artefacts to date the deposit and to meet the project aims.
- 1.9 For palaeoenvironmental research different sampling strategies will be employed according to established research targets and the perceived importance of the strata under investigation. For carbonised remains, bulk samples of a minimum of 10 litres (but up to 30 litres for early prehistoric features) will be collected. Bulk samples of 10-30 litres will be taken from waterlogged deposits for analysis of macroscopic plant remains. Columns for pollen analysis will be taken where appropriate. Mollusc samples will gathered when

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required. Other bulk samples for small animal bones and other small artefacts may be taken from appropriate deposits depending on the aims of the project.

- 1.10 Any finds of human remains will be left *in situ*, covered and protected. The coroner's office will be informed. Excavation, recording and removal will only take place under the relevant Home Office licence and local authority environmental health regulations.
- 1.11 All finds of gold and silver will be moved to a safe place and reported to the coroner's office according to the procedures relating to the Treasure Act. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the artefacts from theft or damage.

Recording

- 1.12 All on-site recording will be undertaken in accordance with the standards and requirements of the *Archaeological Site Manual* (Museum of London 1994).
- 1.13 A continuous unique numbering system will be employed.
- 1.14 Written descriptions, comprising both factual data and interpretative elements, will be recorded on standardised sheets.
- 1.15 Where stratified deposits are encountered a 'Harris'-type matrix will be compiled during the course of the excavation.
- 1.16 The site grid will be accurately tied into the National Grid and located on the 1:2500 or 1:1250 map of the area.
- 1.17 Plans will normally be drawn at a scale of 1:100, but on urban or deeply stratified sites a scale of 1:50 or 1:20 will be used. Burials will be drawn at 1:10. Other detailed plans will be drawn at an appropriate scale.
- 1.18 Long sections of trench edges or internal baulks showing layers and any cut features will be drawn at 1:50 or 1:20 depending on amount of detail contained. Sections of features will be drawn at 1:20.
- 1.19 All sections will be accurately related to Ordnance Datum.
- 1.20 Registers of sections and plans will be kept.
- 1.21 A full black and white, and colour (35mm transparency) photographic record will be maintained. This will illustrate the principal features and finds both in detail and in a general context. The photographic record will also include working shots to represent more generally the nature of the fieldwork.
- 1.22 A register of all photographs taken will be kept on standardised forms.

Finds

- 1.23 All identified finds and artefacts will be collected and retained. Certain classes of material i.e. post-medieval pottery and building material may on occasion be discarded after recording if a representative sample is kept. No finds will be discarded without the prior approval of the archaeological representative of the local authority and the receiving museum.
- 1.24 All finds and samples will be treated in a proper manner and to standards agreed in advance with the recipient museum. Finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in United Kingdom Institute for Conservation's *Conservation Guidelines No. 2*.
- 1.25 At the beginning of the project (prior to commencement of fieldwork) the landowner and the relevant museum will be contacted regarding the preparation, ownership and deposition of the archive and finds.

Archiving, Post-Excavation and Publication

- 1.26 Following completion of each stage or the full extent of the fieldwork (as appropriate) the site archive will be prepared in the format agreed with the receiving institution. The excavation archive will be security copied and a copy deposited with the NAR before post-excavation analysis begins or as soon after as can be arranged.
- 1.27 On completion of the archive a summary report will be prepared. This will include:
 - an illustrated summary of the results to-date indicating to what extent the project aims were fulfilled

- a summary of the quantities and potential for analysis of the information recovered for each category of site, artefacts, dating and palaeoenvironmental data
 - proposals for analysis and publication
- 1.28 The proposals for analysis and publication will include:
- a list of the revised project aims arising from the fieldwork and post-excavation assessment
 - a method statement which will make clear how the methods advocated are those best suited to ensuring that the data-collection will fulfil the stated aims of the project
 - a list of all tasks involved in meeting the stated methods to achieve the aims and produce a report and research archive in the stated format
 - details of the research team and their projected work programmes in relation to the tasks. Allowance will be made for general project-related tasks such as project meetings, management, editorial and revision time
 - a publication synopsis indicating publisher, report format and content shown by chapters, section and subheadings with the anticipated length of text sections and proposed number of illustrations
- 1.29 The summary report embracing the analysis and publication proposals will be submitted to the local authority's archaeological representative for approval.
- 1.30 Any significant variation in the project design, including timetables, proposed after the agreement of the proposals must be acceptable to the local authority's archaeological representative.
- 1.31 The results of the project will be published in an appropriate archaeological journal or monograph. The suitable level of publication will be dependent on the significance of the project results, but as a minimum the basic requirements of Appendix 7.1 of *Archaeological Projects* (English Heritage 1991) will be met.

Appendix 2

2 General

- 2.1 The requirements of the Brief will be met in full where reasonably practicable.
- 2.2 Any significant variations to the proposed methodology will be discussed and agreed with the local authority's archaeological representative in advance of implementation.
- 2.3 The scope of fieldwork detailed in the main part of the Written Scheme of Investigation is aimed at meeting the aims of the project in a cost effective manner. AOC Archaeology attempts to foresee all possible site specific problems and make allowances for these. However there may on occasions be unusual circumstances which have not been included in the programme and costing. These can include:
- unavoidable delays due to extreme bad weather, vandalism etc.
 - trenches requiring shoring or stepping, ground contamination, unknown services, poor ground conditions
 - extensions to specified trenches or feature excavation sample sizes requested by the local authority's archaeological advisor
 - complex structures or objects, including those in waterlogged conditions, requiring specialist removal

Health and Safety

- 2.4 All relevant health and safety legislation, regulations and codes of practice will be respected.
- 2.5 With the introduction of the Construction (Design and Management Regulations) 1994, AOC works with Clients, Main Contractors, and Planning Supervisors to create a Health and Safety Plan. Each project will have its own unique plan.

Insurances

- 2.6 AOC holds Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance. Details can be supplied on request.
- 2.7 AOC will not be liable to indemnify the client against any compensation or damages

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for or with respect to:

- damage to crops being on the Area or Areas of Work (save in so far as possession has not been given to the Archaeological Contractor)
- the use or occupation of land (which has been provided by the Client) by the Project or for the purposes of completing the Project (including consequent loss of crops) or interference whether temporary or permanent with any right of way light air or other easement or quasi easement which are the unavoidable result of the Project in accordance with the Agreement
- any other damage which is the unavoidable result of the Project in accordance with the Agreement
- injuries or damage to persons or property resulting from any act or neglect or breach of statutory duty done or committed by the client or his agents servants or their contractors (not being employed by AOC Archaeology Ltd) or for or in respect of any claims demands proceedings damages costs charges and expenses in respect thereof or in relation thereto

2.8 Where excavation has taken place evaluation trenches will be backfilled with excavated material but will otherwise not be reinstated unless other arrangements have previously been agreed. Open area excavations normally will not be backfilled but left in a secure manner unless otherwise agreed.

Copyright and Confidentiality

2.9 AOC Archaeology will retain full copyright of any commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the Client in all matters directly relating to the project as described in the Written Scheme of Investigation.

2.10 AOC will assign copyright to the client upon written request but retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988.

2.11 AOC will advise the Client of any such materials supplied in the course of projects which are not AOC's copyright.

2.12 AOC undertake to respect all requirements for confidentiality about the Client's proposals provided that these are clearly stated. In addition AOC further undertakes to keep confidential any conclusions about the likely implications of such proposals for the historic environment. It is expected that Clients respect AOC's and the Institute of Field Archaeologists' general ethical obligations not to suppress significant archaeological data for an unreasonable period.

Standards

2.13 AOC conforms to the standards of professional conduct outlined in the Institute of Field Archaeologists' Code of Conduct, the IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the IFA Standards and Guidance for Desk Based Assessments, Field Evaluations etc., and the British Archaeologists and Developers Liaison Group Code of Practice.

2.14 Project Directors normally will be recognised in an appropriate Area of Competence by the Institute of Field Archaeologists.

2.15 Where practicable AOC will liaise with local archaeological bodies (both professional and amateur) in order that information about particular sites is disseminated both ways (subject to client confidentiality)..

APPENDIX 3

SPECIALIST STAFF

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The following specialist staff may be used on this project depending on the type of artefacts and soil samples recovered during the course of the fieldwork.

Alan Duffy	Analysis of samples	AOC
Clare Ellis	Soils and sediments analysis	AOC
Dorothy Rankin	Macroscopic plant remains	AOC
Corallie Mills	Environmental management	AOC
Tanya O'Sullivan	Mammal and bird bone	AOC
Amanda Clydesdale	Conservation	AOC
Naomi Crowley	Building material	AOC
Thomas Rees	Lithics	AOC
Frances Raymond	Prehistoric pottery	Sub-contract
Barbara Precious	Roman pottery	Sub-contract
Lucy Whittingham	Medieval and post-medieval pottery	Sub-contract
Teresa Jackman	Human remains	Sub-contract

The AOC Archaeology Group provides a wide range of archaeological services, including consultancy, desktop studies, historic building recording, survey, excavation, post-excavation analyses, conservation and publication.

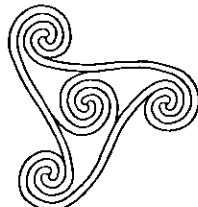


Our management team blends archaeological excellence with financial expertise and many of our highly trained personnel are recognised leaders in their own fields. Consequently, we possess an approach which is both commercially aware and of the very highest professional standard. We aim to provide an efficient and effective service to clients in both the private and public sectors.

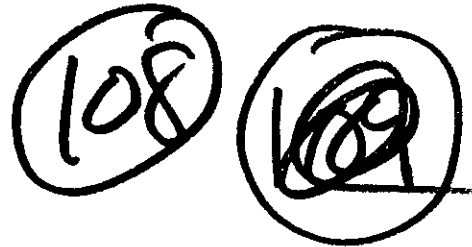
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AOC
ARCHAEOLOGY
GROUP



The logo incorporates a design from a lead disc found on Birsay, Orkney, dated to the sixth century AD.



AN ARCHAEOLOGICAL WATCHING BRIEF

AT

**179-181 BROMPTON ROAD
& 1-1A BEAUCHAMP PLACE, LONDON SW1**

ROYAL BOROUGH OF KENSINGTON & CHELSEA

Site Code: BNR 99

National Grid Reference (NGR) TQ 2742 7929

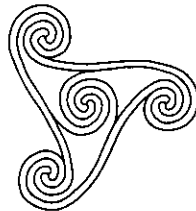


on behalf of:

LANGBOURNE PROPERTY INVESTMENT SERVICES LIMITED

November 1999

AOC
ARCHAEOLOGY
GROUP



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Timing: Watching Brief/ Evaluation
24 March - 8 April 1999

Second Watching Brief
26 July - 2 August 1999

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1) SUMMARY

The following report comprises the results of an archaeological watching brief, undertaken by AOC Archaeology between 26 July and 2 August 1999, on the site of a proposed development at 179-181 Brompton Road and 1-1a Beauchamp Place, in the London Borough of Kensington and Chelsea.

Eight geotechnical test pits were previously monitored, (five within the basements and three at ground floor level) and an archaeological test pit was fully excavated. The archaeological test pit revealed a sequence of make-up and floor deposits indicating a building dating from the late eighteenth century at the earliest. The test pits within the basement confirmed that it's construction had removed any archaeological deposits and a substantial depth of the natural and the test pits excavated from the ground floor were all within fairly wide construction trenches for the walls of the existing building.

The Watching Brief followed the Archaeological Evaluation, when a larger area was available for observation. It was confirmed that heavy truncation by basements had removed large areas of stratigraphy, but some islands of archaeology did survive, which revealed a sequence of wall construction and demolition. Whilst there were no direct stratigraphic relationships between the floor surfaces recorded in the evaluation and the structural elements recorded in the watching brief, they are considered to be broadly contemporary.

2) - INTRODUCTION

2.1 Site Location

The site considered by this report is located within buildings at 179-181 Brompton Road and 1-1a Beauchamp Place. To the south-west and north-west the site is bounded by Brompton Road, Beauchamp Place and an occupied building at the junction of the two roads. Occupied buildings also stand to the south-east and northeast. The site is in the London Borough of Kensington and Chelsea, and is centred at Ordnance Survey National Grid co-ordinates TQ 2742 7929. The site of the proposed development was occupied by buildings housing restaurants, most of which had basements. The proposed development requires the construction of deeper basements across the site, and underpinning of the party walls.

2.2 Planning Background.

Planning permission has been granted by the London Borough of Kensington and Chelsea for the redevelopment, dependant on archaeological recording. Because of actual archaeological remains excavated during the evaluation, it was concluded that other remains be recorded in the form of a watching brief, within the area of surviving archaeology.

2.3 Archaeological Background

Documentary, geological, archival and cartographic sources indicate that the site lies in an area regarded as having some archaeological potential.