WITANHURST

41 West Hill

Highgate

London N6

Site Code HWT09

A report on the archaeological investigations

July 2013

Museum of London Archaeology

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1 Executive summary

1.1.1 This report was commissioned by Witanhurst Construction Management Ltd and produced by Museum of London Archaeology (MOLA). The report has been prepared within the terms of the relevant Standard specified by the Institute for Archaeologists (IFA, 2001).

1.1.2 The report is intended to inform the reader of the results of the archaeological investigations at the site of Witanhurst, 41 West Hill, Highgate, London N6: what was found on the site; what post-excavation analysis work has been done so far; what work still needs to be done and why; and how and where the results of the excavation should be made public.

1.1.3 This report is also intended to support a new planning application for the replacement of part of the existing gatehouse, with a new building, with linked basement to the recently constructed forecourt basement.

1.1.4 This report summarises the archaeological response to the previous proposals for the redevelopment and upgrade of the current building and grounds, which comprised the removal of the service wing and consequential remodelling of front facade (residential) and forecourt reinstatement and landscaping. Construction of a 'Orangery' building to provide ancillary residential accommodation as part of the Witanhurst House with linking building, terrace, garden retaining walls and landscaping of the eastern garden plus permanent vehicular access from Highgate West Hill. (App. Nos. 2011/5781 and 2011/5725)The site of Witanhurst House and grounds

1.1.5 The report is written and structured in a particular way to conform with the standards required of post-excavation analysis work as set out in Management of Archaeological Projects (English Heritage, 1991).

1.1.6 To date five investigations have been carried out on the site at the request of the client Witanhurst Construction Management for;

- The initial archaeological desk based assessment – 29/10/2008
- An archaeological watching brief on geotechnical trial pits – 09/02/2009
- A geoarchaeological transect across the site – 28/05/2009
- An archaeological evaluation on the forecourt – 02/12/2009
- An archaeological watching brief on the Orangery – 15/12/2010

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2 Introduction

2.1 Site location

2.1.1 The archaeological investigations took place at Witanhurst and surrounding grounds at 41 Highgate West Hill, hereafter called 'the site'. The site is bounded by Highgate West Hill, houses and land, fronting onto Highgate West Hill to the south; the rear of properties fronting onto Highfields Grove to the west and north; and the rear boundaries of properties fronting onto the Grove to the east (see Fig 1). The centre of the site is at OS National Grid Reference 528125 187230. Modern ground level adjacent to the site is 124m OD. The site code is HTW09.

2.1.2 This report is designed to support an application for planning consent for the demolition of part of the existing gatehouse and the construction of a new gatehouse with a basement, linking to the new forecourt basement.

2.1.3 The previous development proposals involved the demolition of the service wing to the east of the main house, the renovation of the house and gardens and the construction of a 10m deep basement area to the east of the house in the area of the existing forecourt and service wing. The forecourt has been reinstated above the new basement. The renovation of the gardens includes the creation of appropriate foundations for existing garden features, including listed features and existing paths and hard landscaping.

2.2 Circumstances and dates of fieldwork

2.2.1 To date five investigations have been carried out on the site:

- The initial archaeological desk based assessment – 29/10/2008
- A geoarchaeological transect across the site – 28/05/2009
- An archaeological watching brief on geotechnical trial pits – 09/02/2009
- An archaeological evaluation on the forecourt – 02/12/2009
- An archaeological watching brief on the Orangery – 15/12/2010

2.3 Organisation of the report

2.3.1 This archaeological overview is intended to sum up what is already known and what further work will be required on the site.

2.4 General discussion of potential

2.4.1 The archaeological investigations have shown that the potential for survival of ancient ground surfaces (horizontal archaeological stratification) on the site is low. Although there is potential for the survival of deep cut features such as pits, wells and wall foundations, such survival is likely to be extremely limited in certain areas due to the reduction of the ground surface. The average depth of archaeological deposits where they do survive is likely to be 0.3m below the ground surface.

2.5 Significance

2.5.1 Whilst the archaeological remains, limited as they are, are undoubtedly of local significance there is nothing to suggest that they are of regional or national importance.

2.6 Further work

2.6.1 After reviewing the data recovered from the site and following pre-application discussions with the archaeological advisor to the borough (based at English Heritage - at Greater London Archaeology Advisory Service) it has been decided that no further mitigation work will be required on the site. This is stated in the letter from Sandy Kidd, head of Greater London Archaeology Advisory Service (see below).

ENGLISH HERITAGE

Stewart Hoad
MoLA

Your Ref:
Our Ref: CLO11451

Contact: Sandy Kidd
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Email: sandy.kidd@english-heritage.org.uk

08 July 2013

Dear Stewart,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2012

Witanhurst House – South Gatehouse

Recommend No Archaeological Requirement

Thank you for the consultation dated 1st July regarding the archaeological potential of this site in the context of the proposed development. Having considered the proposals it is concluded that there is no archaeological interest due to the fact that previous investigations at Witanhurst indicate that the potential for significant surviving remains is low.

Please do note hesitate to contact me should you require any further information. This response relates solely to archaeological considerations.

Yours sincerely

Sandy Kidd
Principal Archaeology Advisor
National Planning and Conservation: London

3 Archaeological desk-based assessment

3.1 Origin and scope of the report

3.1.1 Mastermans on behalf of Witanhurst Construction Management Ltd commissioned Museum of London Archaeology (MOL Archaeology) to carry out an archaeological desk-based assessment in advance of proposed development at Witanhurst House on Highgate West Hill in Highgate, North London (National Grid Reference 528115 187200: Fig 1), in October 2008. The development proposal comprises the demolition of the service wing to the east of the main house, the renovation of the currently empty main house and gardens and the construction of a 10m deep basement area to the east of the house, in the area currently occupied by the forecourt.

3.1.2 This desk-based assessment formed an initial stage of archaeological investigation of the area of proposed development. The assessment dealt solely with the archaeological impact of the development proposals and did not discuss the built heritage issues (e.g. setting and views).

3.1.3 The desk-based assessment was carried out in accordance with the standards specified by the Institute of Field Archaeologists (IFA 2001) [now Institute for Archaeologists], English Heritage (EH 1998, 1999), and the Association of Local Government Archaeological Officers. Under the 'Copyright, Designs and Patents Act' 1988 MoLAS retains the copyright to this document.

3.2 Site status

3.2.1 The site contains the nationally designated (protected) Grade II* Listed (Ref. 478391) Witanhurst House (DBA 1a) and six early 20th century Grade II Listed Buildings within the grounds:

- North and South Lodge's to No. 41 Witanhurst
- Garden Steps and Retaining Walls
- Walls, steps, gateway, pond & pergola to Italianate Garden
- Fountain and pond in the Italianate Garden
- Four sculptures surrounding the pond in the Italianate Garden
- Tennis Pavillion

3.2.2 The southern and eastern part of the site is located within the Conservation Area and Archaeological Priority Area around the later medieval village of Highgate.

3.3 Aims and objectives

3.3.1 The aim of the assessment is to:

- Describe the survival and extent of known or potential archaeological features that may be affected by the proposals;

- Assess the likely impacts arising from the proposals;

- Provide recommendations to further quantify the nature of the archaeological resources or mitigation aimed at reducing or removing completely any adverse impacts.

3.4 Archaeological and historical background

3.4.1 Site location, topography and geology

3.4.2 The site comprises the currently empty Witanhurst House and surrounding grounds at 41 Highgate West Hill (NGR 528115 187200: Fig 1). The site is bounded by Highgate West Hill and houses and land fronting onto Highgate West Hill to the south; the rear of properties fronting onto Highfields Grove to the west and north; and the rear boundaries of properties fronting onto the Grove to the east.

3.4.3 The site falls within the historic parish of St Pancras and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.

3.4.4 The site is located close to the top of a natural hill, which slopes down to the north-west and west. The site has been landscaped for the construction of earlier buildings and, in particular, the current house and gardens. This involved building up the land beneath the main house and terracing the slopes to the north and west of the house, when they were landscaped in the early 20th century. The ground slopes from 126.8m Ordnance Datum (OD) at east end of the site by the Lodge to 114.2m OD in the south-west corner of the Italianate Garden and 115.2m OD in north-west on the Tennis Court. On Highgate West Hill to the south of Witanhurst House, ground level is at 123.9m OD (APR Services Job No. 99035. Scale 1:200. Dated: March 1999).

3.4.5 The site is located 400m south-east of the eastern head of the River Fleet in the gardens of Kenwood House (DBA 10). The Fleet runs south through the Highgate ponds towards Camden Town (Barton 1962, 23).

3.4.6 The British Geological Survey (Sheet 256) indicates that the site is located on the boundary between the Bagshot Sands on the eastern half of the site and the London Clay on the western half. A pond in the northern part of the site is located on the boundary between these two geological formations. This suggests that a spring line is present along the boundary between the two formations, and was exploited to create the pond.

3.4.7 In July 1999, Michael Barry Partnership undertook a geotechnical survey on the site (Michael Barry Partnership 1999). This comprised one cable percussive borehole and six window samples in the grounds close to Witanhurst House. The results of the borehole and window sample survey are summarised in Table 1 below, whilst Fig 3 shows the location of the geotechnical pits. Table 1 shows a differentiation between the modern made ground (modern topsoil and subsoil) and the undated made ground, which

was not clear in the original report because it was undertaken solely for engineering (non-archaeological) purposes.

Table 1: Results of the geotechnical investigation (After Michael Barry Partnership 1999)

BH/WS Ref	Ground level (m OD)	Modern made ground (m thick)	Undated made ground		London Clay			Bagshot Sands	
			m OD	m thick	m OD	mbgl	m thick	m OD	mbgl
BH1	123.5	0.2	123.3	1.5	121.8	1.7	3.1	118.7	4.8
WS1	124.8	0.4	124.4	1.7	122.7	2.1	1.4	121.3	3.5
WS2	123.8	0.3	123.5	0.4	123.1	0.7	0.8	122.3	1.5
WS3	122.1	0.3	121.8	0.9	120.9	1.2	2.3	118.6	3.5
WS4	124.75	0.1	124.65	1.6	123.05	1.7	1.8	121.25	3.5
WS5	125.06	0.1	124.96	1.4	123.56	1.5	1.5	122.06	3.0
WS6	121.75	0.1	121.65	1.9	Not present			119.75	2.0

3.4.8 It should be noted that the geotechnical investigation was limited to the area around Witanhurst House. Given the topographical variation, the results may not be applicable across the whole site. The results revealed a number of geological strata:

- Modern made ground comprising topsoil and subsoil was recorded in all the geotechnical pits extending to 0.1–0.4m below ground level (mbgl).
- Undated made ground of 0.4–1.9m was recorded in all the geotechnical pits at levels of 121.65–124.96m OD and is the strata most likely to contain archaeological remains. In BH1, WS1 and WS3 this made ground contained fragments of brick, ash and gravel throughout. Although there is a possibility that the brick in this made ground is of earlier (possibly Roman) date, it is most likely to represent the remains of post-medieval buildings removed or modified when Witanhurst House was constructed. This made ground was similar to the 0.8–0.9m thick upper portion of made ground in window samples WS4–6. The lower portion of undated made ground in WS4–6 and the made ground in WS2 contained no brick. This lower portion of made ground 0.4–1.1m thick was recorded at levels of 120.85–124.06m OD, and may represent archaeological remains predating the construction of the existing building.
- A 0.8–3.1m thick stratum of orange-brown/grey silty clay with occasional gravel was recorded in BH1 and WS1–5 at levels of 120.9–123.56m OD. The stratum appears to be a deposit of the London Clay, although the British Geological Survey indicates that the London Clay should not extend this far east. Archaeological features may be cut into this stratum.
- The natural Bagshot sands were recorded at 118.6m OD–122.3m OD or 1.5–4.8mbgl.

3.5 Overview of past archaeological investigations

3.5.1 There have been no archaeological investigations on the site, and a limited number within the study area. Overall understanding of the archaeological potential of the site is therefore limited and the lack of evidence for certain

periods may be a feature of the limited number of past investigations rather than an indication of a lack of habitation.

3.5.2 The closest archaeological investigations to the site are within the historic settlement of Highgate:

3.5.3 In 1986 the Department for Greater London Archaeology (North) or DGLA (N) (now MOL Archaeology) undertook an excavation 200m east of the site at South Grove. This investigation recorded an undated feature containing wall plaster, an undated circular formation of post-holes and a brick feature.

3.5.4 In 2005, a MoLAS (now MOL Archaeology) evaluation 370m east of the site at Athlone House recorded post-medieval brick foundations and water management features (DBA 10).

3.5.5 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below.

3.6 Chronological summary

3.6.1 Prehistoric period (c 700,000 BC–AD 43)

3.6.2 The Lower (c 700,000–250,000 BC) and Middle (c 250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (c 40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from treeless steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Subsequent erosion has removed many of the Palaeolithic land-surfaces and finds are typically residual. No Palaeolithic remains have been recorded within the study area, although the possible spring line running across the site may have been attractive to local populations.

3.6.3 The Mesolithic hunter-gather communities of the postglacial period (c 10,000–4,000 BC) inhabited a still largely wooded environment. The Fleet river valley is likely to have been especially favoured in providing a predictable source of food (from hunting and fishing) and water from springs on Hampstead Heath. The higher ground of Highgate and Hampstead Heath would have provided a useful point for the observation of the movements of game within the London basin and a possible spring line along the boundary between the two geological formations on the site may have provided an attractive source of water for local populations. Evidence of human activity is largely characterised by finds of flint tools and waste rather than structural remains. In 1976–81, Mesolithic remains were recorded in excavations on West Heath, Hampstead, 2.2km south-west of the site (AGL 2000, 53). The Mesolithic remains comprised a large flintwork assemblage of over 60,000 artefacts and environmental evidence from a nearby bog (Grieg 1989). The assemblage was dated to the earlier Mesolithic by the excavators, although the presence of later Mesolithic microliths suggests later some occupation (Collins and Lorimer 1989, 100). This Mesolithic occupation is likely to have continued in the area of Hampstead Heath and Highgate, which would have provided a valuable vantage point. In 1992, a MoLAS watching brief along the British

Gas Pipeline on Hampstead Heath recorded a concentration of Mesolithic flints c 860m north-west of the site (DBA 2).

3.6.4 The Neolithic (c 4000–2000 BC), Bronze Age (c 2,000–600 BC) and Iron Age (c 600 BC–AD 43) are traditionally seen as the time of technological change, the establishment of farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments, and with increasing population and pressure on available resources throughout each period. Environmental evidence from a bog near West Heath in Hampstead, 2.2km south-west of the site, indicates that the early Neolithic was characterised by woodland clearance and increasing amounts of cereal pollen, indicating agricultural activity in the area (Grieg 1989, 93–4). The higher ground of the site and adjacent areas would have continued to provide good views of the London basin. This higher ground may have been utilised for religious and ritual activities or, as population pressure grew in the Iron Age, defensive purposes. No Neolithic, Bronze or Iron Age remains have been recorded within the study area. A prehistoric flint was found by chance 920m west of the site and recorded on the SMR. It has never been identified and could date to any part of the prehistoric period. Ordnance Survey maps indicate that a 'tumulus' or mound is located on Hampstead Heath 980m south-west of the site. During the Bronze Age tumuli or barrows were erected over important burials. There is no indication of the date of this mound, which may be of prehistoric or more recent construction.

3.6.5 Roman period (AD 43–410)

3.6.6 In AD 43 the Romans invaded Britain and subsequently founded a settlement 7.3km south-east of the site, which they called Londinium. Londinium developed as a centre of trade and became the capital city of the Roman province. A series of roads led out from Londinium to Roman settlements across the country. The site is located 5.2km east of Watling Street, the Roman Road from London (Marble Arch) to St Albans (Verulamium); and 5.6km west of Ermine Street, the Roman road from London (Bishopsgate) to Lincoln (Margary 1967, 171; 189)

3.6.7 As the city of Londinium grew in size, the area around it became increasingly involved in the provision of foodstuffs for the expanding capital. This area was known as the territorium of Londinium, which may have maintained more direct control over it to ensure the regularity of supply (Lakin et al. 2002, 2). Investigations in east London have shown that the territorium was most probably composed of a managed agricultural landscape of settlement and scattered farms close to a network of roads which allowed produce to be brought into the city (MoLAS 2000a, 150).

3.6.8 The developing city of Londinium also required industrial goods including pottery. An important area of Roman pottery production was located at Highgate Woods 1.8km north of the site (AGL 2000, 143). During the 1st and 2nd centuries (c 50–160 AD) a small group of kilns at Highgate Wood produced initially coarse kitchenware in local forms before changing to produce more 'Romanised' wares at the beginning of the 2nd century. Pottery production on the site ceased in the late 2nd century. There is no settlement near the pottery kilns, and it is suggested that the site represents the working area of a group of itinerant potters, who regularly returned to the site over the period (Brown and Sheldon 1974, 224). London provided the main market for this pottery (Symonds and Tomber 1991, 82), which may possibly have been

transported down a precursor to Holloway Road to the Roman city. It is possible that pottery production extended into the study area. An extension at 37 Southwood Lawn Road 720m north-east of the site recorded an intact ring-necked flagon in association with some burnt clay, tile and pot sherds (DBA 21). This could potentially come from a kiln site, but may also indicate the presence of Roman settlement or burials.

3.6.9 The SMR records that a Roman floor was found by chance at Holly Lodge Gardens, 170m south of the site (DBA 17). This feature suggests that a Roman building was located in the area, and may have been a farm involved in supplying the capital. It is notable that the location indicated by the SMR record is on the south-facing slope of Highgate hill, protected by the hill to the north but not in the valley bottom. Water would have been readily available from the springs feeding the Fleet, which rise c 800m north-west of the site and originally ran south as a stream along the line of Highgate ponds. Across southern England Roman villas have been found in similar locations, where they are equally protected from north winds and flooding, but have access to a local water source. It is also possible that Roman building remains were amongst the undated features recorded in 1986 at the DGLA (N) excavations 200m east of the site at South Grove (DBA 6). In particular the linear feature containing fragments of wall plaster may represent the remains of a robbed wall of Roman date, and if so would indicate the presence of a reasonably well appointed Roman building in the vicinity.

3.6.10 Shrines and temples were often established at springheads and on high ground, and the head of the Fleet in association with the high ground at Highgate and Hampstead Heath, may have attracted similar structures (AGL 2000, 157). Roman activity is indicated by a number of finds from the area north-west of the site. A hoard of 4th century Roman coins was reportedly found on Hampstead Lane 300m north of the site and recorded on the SMR (DBA 18). Roman coins were also found during a MoLAS watching brief in 1992 at the British Gas Pipeline on Hampstead Heath, 860m north-west of the site (DBA 2). The limited number of past investigations in the study area makes it difficult to determine the likely extent and nature of Roman habitation in the area. Despite this, the relatively high proportion of Roman features and finds does suggest that there was at least some Roman occupation within the study area. If Holly Lodge Gardens 170m south-west of the site (DBA 17) and the features recorded at South Grove 200m east of the site (DBA 6) represent possible areas of occupation, remains of Roman occupation may be found on the site itself. It is likely that any such occupation was associated with either the supply of agricultural produce to Londinium, or pottery production.

3.6.11 Early medieval period (AD 410–1066)

3.6.12 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. Londinium was abandoned and the focus of settlement moved west to the area of Aldwych 6.8km south-east of the site. Around the 9th and 10th century, the local parochial system began to replace the earlier Saxon Minster system, with formal areas of land centred on nucleated settlement served by a parish church.

3.6.13 During the early medieval period the site formed part of land held by the Canons of St Paul's, either directly from the King or from the Bishop of London, on the northern boundary of the parish of St Pancras (VCH

Middlesex vi, 122). It is likely that the parish church was located near St Pancras village, on the site of St Pancras Old Church, 4.2km south of the site.

3.6.14 Although the parish church is likely to have been located some distance away, the SMR records that an early medieval settlement was located at Pond square 340m north-east of the site (DBA 15). It is possible that this settlement extended west of Pond Square and early medieval features may have been among the undated features recorded in 1986 in investigations at South Grove, 200m east of the site (DBA 6).

3.6.15 During this period the site is likely to have been located on the periphery of the settlement at Pond Square in fields or open land outside the settlement.

3.6.16 Late medieval period (AD 1066–1485)

3.6.17 Domesday Book (AD 1086) records that the canons of St Paul's held 4 hides (a unit of land equivalent to 120 acres) of land near St Pancras. This property had land for 2 ploughs, wood for fences and pasture. There were 4 villeins (peasant) and 7 cottars (cottager) and the property was worth 40 shillings (Williams and Martin 2002, 360). It is likely that this land included the site and the area of Highgate south-west of Highgate High Street, which is later recorded as part of the manor (estate) of Cantlowes, belonging to St Paul's (VCH Middlesex vi, 122).

3.6.18 In the 14th century, the Bishop of London built a road across Highgate Hill 480m east of the site, to replace the now impassable old road around the Hill (Weinreb and Hibbert 1995, 389). To pay for the upkeep of the road the Bishop erected a tollgate, which was called the High Gate (Willey, 2006, 241). The existing hamlet adopted this name and rapidly developed as a resting place on the road, where travellers could rest before or after attempting the route up or down Highgate Hill (Richardson 2004, 6). The toll gate was built 320m north-east of the site and comprised an arch with two rooms above and a staircase in a buttress (DBA 12). The toll gate and upkeep of the road were in the charge of a Hermit who lived in a Hermitage established by the Bishop of London. The Hermitage and an associated chapel had been built by c 1364, 390m north-east of the site (DBA 13). By the 15th century the chapel was dedicated to St Michael and as the settlement grew, it was used as a chapel of ease, allowing the inhabitants to avoid a long walk to the parish churches of Hornsey or St Pancras. During the 15th century the Hermit quarried gravel to repair the road down Highgate Hill. These quarries became ponds in Pond Square 320m north-east of the site (DBA 16). In 1473, a Leper Hospital was founded at Highgate 1.2km south-east of the site (VCH Middlesex i, 153). Leper hospitals were typically founded on the main roads out of the city, indicating the importance of the road over Highgate Hill only c 150 years after its foundation.

3.6.19 Later medieval remains have been recorded within the study area. In 1992 a MoLAS watching brief recorded later medieval artefacts on the British gas pipeline on Hampstead Heath, 860m north-west of the site (DBA 2). These finds may potentially be associated with the monastic institution, which is understood to have owned Caen Wood, south of Hampstead Lane and 1km west of the site (Richardson 2004, 7). In 2002, a later medieval ploughsoil was recorded in investigations at Salisbury House 422m north-east of the site (DBA 8); and later medieval features may be amongst the undated features

recorded in investigations in 1986 at South Grove, 200m east of the site (DBA 6).

3.6.20 During the later medieval period the site lay to the west of the developing settlement of Highgate and the important road over Highgate Hill. It probably lay in open land or fields on the edge of the settlement.

3.6.21 Post-medieval period (AD 1485–present)

3.6.22 In 1576 the hermitage was acquired by Roger Cholmeley, who built a grammar school there in 1576–8. The chapel remained in use as the chapel of ease serving the village of Highgate. The new parish church of St Michael was built in 1832 215m south-east of the site (Willey 2006, 241).

3.6.23 As London grew in the early post-medieval period wealthy merchants and aristocrats built properties in the countryside, where they could escape the overcrowding. The commanding view of London and the open land attracted a number of wealthy property owners to Highgate, and the village expanded to provide the necessary services (Weinreb and Hibbert 1995, 389).

3.6.24 The earliest map of the area is Rocque's map of 1746 (Fig 4), which shows the site on the edge of the post-medieval settlement on Highgate Hill (now Highgate West Hill). The map shows the earliest buildings on the site comprised an L-shaped structure on the site of Witanhurst House (DBA 1a). Part of this building is preserved in the southernmost rooms of the House. A small rectangular building is shown to the north-west and two small rectangular cottages to the north-east of the main building. A second small rectangular building is located to the west where the Italian Garden is now sited (DBA 1d, 1e and 1f). These buildings are no longer extant. The rest of the site is shown as open land, sloping steeply to the north and west of the property.

3.6.25 The Map of St Pancras Parish 1849 (Fig 5) shows increased development on the site. To the north of the main building a row of small properties have been constructed along a road that occupies the position of the current courtyard and east wing of the house. An outbuilding is shown in the north-east corner of the current Tennis Court, and a small building is located beside the pond in the north-west corner of the site. This pond may be a natural feature and suggests there may be a spring on or near the site. The rest of the site is shown as fields or meadow.

3.6.26 The Ordnance Survey 1st edition 25": mile map of 1870 (Fig 6) shows the house, now identified as Parkfield, had been extended to the north and east. Gardens had been laid out to the north and west of the house, with buildings to the north-east. One of the latter is the easternmost of the rectangular buildings shown in the same position of Rocque's map of 1746. A steep bank is shown along roughly the same line as the bank to the north-west of the house in the extant garden. To its south is a long structure, probably the original retaining wall, now forming the northern limit of the Italian Garden. The site of the current drive and Lodge to the east was occupied by two buildings and a garden. Between these buildings and the house, the map shows a right-angled bank. In the north of the site the outlying building in the north-east corner of the later Tennis Court had been extended to form an L-shape.

3.6.27 The Ordnance Survey 2nd edition (Godfrey edition) 25": mile map of 1894 (Fig 7) shows the house has been extended to the north and west again. These are probably the 1881 extensions by Allen William Block (Richardson 2004, 17). The garden is shown with very little change, but to the north-west of the House the garden contains two rectangular areas to the south and east of the pond. These are shown as having been partially lowered, possibly by quarrying or as landscaped features. The shape of the bank to the east of the pond would suggest that it had been terraced into the hill to the east. An additional building has been added to the buildings to the east of the House. It is understood that these buildings were used as a school (Phillip Masterman pers comm). The L-shaped building in the north-east corner of the later Tennis Court had been removed and is not shown on this map.

3.6.28 The Ordnance Survey 3rd edition 25": mile map of 1913 (Fig 8) shows little change to the house, although it is known to have been modified in 1894 by Walter Scrimgeour (Richardson 2004, 17). The rectangular areas of terracing are still shown in the garden, and a path leads to the pool in the north-west of the site. A north-south structure had been built across what would become the Italian Garden, and a covered passage or similar structure had been built between the buildings in what would become the courtyard and Lodge. To the south and south-west of the house, fewer garden features are shown and the boundary with the property to the south-west has been straightened. This might indicate the land to the south-west had been built up to its present height by this time. The 18th-century cottage is still shown in the north-east corner of the site.

3.6.29 In 1913–20, the new owner Sir Arthur Crosfield, chairman of the soap manufacturers Joseph Crosfield and Sons, and a former MP for Warrington (SoL 1936, 72–3) commissioned George Hubbard to extend Parkfield to form a new mansion on the site. This entailed the demolition of the 18th-century cottage and the extension and remodelling of the original house and the addition of the east wing. The remodelled house (DBA 1a) was called 'Witanhurst' (Cover) and is now a Grade II* Listed Building (Ref 478391):

3.6.30 Substantial detached house of 1913–20 by George Hubbard for Sir Arthur Crosfield. Incorporating part of Parkfield, an early 18th century house enlarged 1881 by Allen William Block, a merchant, and 1894 by Walter Scrimgeour, a barrister. Restored 1946. Red brick with stone dressings. Tiled roofs with dormers and tall brick chimney-stacks. PLAN: L–shaped plan in William & Mary style. EXTERIOR: entrance facade (NE front) of 3 storeys and attics 10 windows main block; right hand forward return 2 storeys and attics 8 windows; left hand attached block (part of original house), 2 storeys 3 windows. Main block with channelled stone ground floor and quoin strips; central entrance with Doric stone doorcase. 1st floor windows segmental-arched sashes with lugged architraves; 2nd floor sashes with stone keystones and cast-iron balconies. Modillion eaves cornice. Right hand block red brick with stone band at 1st floor level, recessed sashes with keystone, modillion eaves cornice. Left hand block red brick with recessed sashes and modillion cornice. Left hand return (SE front) incorporates part of the original house; red brick with hipped tiled roof with wooden modillion eaves cornice. Original flat topped dormers replaced by hipped dormers. 2 storeys, attics and semi-basement. 5 original C18 windows bays at south-west end. Gauged brick flat arches to recessed sashes (originally flush frame with exposed boxing); 1st floor windows with projecting brick aprons and semi-basement with

segmental-arched recesses. Main, SW garden front with Ionic loggia having modillion cornice surmounted by balustrade. 4 window centre and projecting end bays each with Venetian window, modillion pediment and architraved oeil-de-boeuf in tympanum. INTERIOR: in 1914 White Allom and Co were commissioned to decorate and furnish the house. Percy Macquoid acted as consultant and designer, being responsible for the overall design of the Music Room, Drawing Room, Study, Hall and staircase, and most of the bedrooms, all in an opulent Classically detailed style. Other richly decorated rooms include the Dining Room, Chinese Room, Billiard Room, and the Gallery. The house has 65 rooms (English Heritage Listing Description).

3.6.31 The Ordnance Survey revised edition 25": mile map of 1937 (Fig 9) shows the new house and a steep slope to the north and west of the house. This indicates that the ground was built up beneath the north-west corner of the house. Beyond this is a second steep sloped forming the landscape edge of the natural hill. This slope was shown as a more gradual incline in earlier historic maps, and was probably heightened to create a more dramatic backdrop to the formal stairs and balustrade, (DBA 1c) which approach the house up this slope from the flat land of the valley (Fig 14). The stairs and balustrade are Grade II Listed (Listed Building Ref. 478394) and were designed by Harold Pinter as part of the garden design for Sir Arthur Crosfield. They are now in a serious state of decay:

3.6.32 Constructed c 1913, by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Straight flight of stone steps flanked by stepped wall, originally with urns. Steps lead onto paved terrace with stone retaining wall with balustraded parapet. Opposite steps, a viewing platform with steps leading from either side, all with balustraded parapet (English heritage Listing Description).

3.6.33 The Italian Garden is shown in its present form on the Ordnance Survey map of 1937, with three terraces, the lowest of which is surrounded by a pergola with a reflecting pool at the west end. The garden was built by Harold Pinter together with other elements of the gardens during the redevelopment of the site by Sir Arthur Crosfield. The garden has suffered considerable neglect since its construction (Fig 15), and several elements have been removed. Three elements of the Italian Garden are Grade II Listed. These comprise the Italian Garden (DBA 1d) as a whole including 'the walls, steps, gateway, pond and pergola' (Listed Building Ref. 478397):

3.6.34 The Italianate garden comprising walls, retaining walls, steps, gateway with gates, sunken pond and pergola was constructed c1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Brick with stone dressings, coping, columns and piers. Cast-iron gates. The garden comprises 3 linked compartments stepping downhill and bounded by stone-coped brick walls. Steps with stone-coped balustrades from a shaped wall lead to the first compartment which has a central pond with fountain and surrounding statues. Similar steps lead into a central compartment. The third, most sunken compartment is approached through tall stone, panelled and corniced gate piers with cast-iron gate and decorative wrought-iron overthrow. Flanking the piers are substantial stone balustrades crowning a brick wall. Stone balustraded steps lead down into an apsed rectangular garden with stone-columned pergola which continues around the apse formed by a segmental shaped reflecting pond (English Heritage Listing Description).

3.6.35 The fountain and pond (Listed Building Ref. 478392) on the eastern and highest terrace is also Grade II Listed (DBA 1e: Fig 15):

3.6.36 The ornamental fountain set in a circular pond, forming a central feature in the Italianate garden constructed c1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. The fountain is stone, the pond lined with blue mosaic tesserae. Central fountain comprising an enriched cushioned column supporting an undulating shell basin (English heritage Listing Description).

3.6.37 Similarly the four statues (DBA 1f) which originally surrounded the pond (the pedestal of one and fragments of a second are visible in Fig 15, are also Grade II Listed (Listed Building Ref. 478393):

3.6.38 Four carved sculptures surrounding the pond in the Italianate Garden constructed c1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Stone. All stand on rectangular plinths with moulded cornices. The figures represent two males and two females, each with attributes and may represent the four seasons (English Heritage Listed Building Description).

3.6.39 The Ordnance Survey map of 1937 also shows the new kitchen garden in the north-east corner of the site, the Tennis Court to the north and the new Tennis Pavillion (DBA 1g) in the north-west corner of the site. It is possible that the pavilion originally served a tennis court immediately to the south on the flat land west of the stairway and balustrade. Like the rest of the structures in the garden, the Tennis Pavillion was probably built by Harold Pinter, and is now Grade II Listed (Listed Building Ref. 478406):

3.6.40 Tennis pavilion, built c1913 by Harold Pinter as part of his design for Sir Arthur Crosfield's garden. Brick with stone quoins and dressings. Hipped roof of graduated stone slates. South front with hexastyle Ionic screen, central columns paired, flanked by brick bays with stone quoins and oval niches. Left hand return with stone-dressed Venetian window. Rear with a segmental pedimented doorway flanked by triangular pedimented, architraved windows. Doorway to right hand return. The interior retains a continuous panelled timber dado, timber window surrounds and doorway with 6-panelled door and triangular pediment. Modillion cornice to coved ceiling, formerly with central panel (English Heritage Listing Description).

3.6.41 The Tennis Pavillion is currently in poor condition and has been protected by a temporary roof and scaffolding.

3.6.42 The Ordnance Survey map of 1937 is the first map to show the drive to the east of the main house accessed from a small Lodge to the east. This is the current south Lodge (DBA 1b) and is a Grade II Listed Building (together with the later North Lodge; Listed Building Ref. 478403). The South Lodge was built in c 1929 by the Hon. J. A. Seely and P. Paget and is reasonably well preserved externally (Fig 16):

3.6.43 Grade II Listed North and South Lodges to No. 41 Witanhurst. A large gatehouse of c1929 by the Hon. JA Seely and P Paget (the 3 left hand bays) and late 20th century (the 2 right hand bays). Multi-coloured stock brick with hipped tiled roof. Rectangular plan with 2 segmental-arched vehicle entrances. 2 storeys 5 windows. William & Mary style with brick pilasters to

flanking entrances and at angles supporting enriched brick cornice below parapet. Segmental arches to flush framed sashes with exposed boxing. Left hand return with rendered canted bay of 3 lights rising to cornice level. Both blocks with single storey extensions to rear. The interior was not inspected (English Heritage Listing Description).

3.6.44 The Ordnance Survey 1:1250 scale map of 1952 (Fig 10) shows that the building to the north of the South Lodge had been removed and the North Lodge had been constructed; otherwise it shows no change to the site.

3.6.45 The Ordnance Survey 1:1250 scale map of 1968–75 (Fig 11) shows that the building to the north of the North Lodge had been completely removed; otherwise it shows no change to the site. The site has remained largely unchanged since the Ordnance Survey map of 1968, although the garden features have become seriously decayed and overgrown.

3.7 Factors affecting archaeological survival

3.7.1 Introduction

3.7.2 Factors affecting archaeological survival are discussed below and shown (where appropriate) on Fig 12.

3.8 Natural geology

3.8.1 The site (Fig 3) has been landscaped for the construction of earlier buildings and, in particular, the current house and gardens. The ground slopes from 126.8m Ordnance Datum (OD) at east end of the site to 114.2m OD in the south-west corner of the site and 115.2m OD in north-west corner to 123.9m in the centre south.

3.8.2 Undated made ground was recorded at levels of 121.65–124.96m OD (0.1–0.4mbgl) beneath modern made ground. Natural deposits of London Clay 120.9 –123.56m OD (1.7–2.1mbgl). Bagshot Sands were recorded at 118.6m OD–122.3m OD or 1.5–4.8mbgl. It should be noted that the geotechnical investigation was limited to the area around Witanhurst House. Given the topographical variation, the results may not be applicable across the whole site.

3.9 Past Impacts

3.9.1 Archaeological survival is anticipated to be generally good across the site, except where there is truncation from foundations and basements beneath existing buildings and in areas of terracing.

3.9.2 Basements

3.9.3 Witanhurst House is known to have a single basement (not inspected) beneath the footprint of the current building, including the east wing (John Browning Associates. Dwg No. 119/02. Revision A. Scale 1:100. Dated 11/99). Allowing for the depth of the basement and c 0.5m of slab and disturbance beneath, up to c 3.5m of ground would have been removed by the basement. The levels of natural deposits in the boreholes to the north of the basement indicate that it is likely to have truncated the Bagshot Sands

and removed any archaeological remains within the basement footprint. There is no basement beneath the Lodge, or Tennis Pavillion.

3.9.4 It is not known if there were basements within earlier buildings on the site. Any such basements would have removed any archaeological remains within the basement footprint to the maximum depth of the basement construction.

3.9.5 Terracing

3.9.6 Historic maps indicate that the natural slope of the hill has been terraced in several locations around the site. This would have had an impact on archaeological remains.

3.9.7 The slope to the west and south-west of Witanhurst House has been built up by up to c 2.5m to provide a flat foundation for the current and earlier buildings. This would have protected any archaeological remains from truncation by subsequent shallow works and erosion.

3.9.8 Part of the slope to the north-west of Witanhurst House has been removed to increase the gradient. The amount of material that was removed is uncertain, but it is likely to have removed any pre- 20th century archaeological remains beneath the surface of the former slope. It would also expose any surviving remains, which may then have been removed or truncated by subsequent shallow works, such as the construction of the stair and balustraded walkway.

3.9.9 The Italian Garden is located on three terraces. The eastern terrace is 3m below the garden to the east, the middle terrace is 1.5m below the eastern terrace and the western terrace is 1.5m below the middle terrace. The northern boundary of the Italian Garden has also cut into the slope to the south by up to 1m.

3.9.10 Up to 2m of ground (including archaeological remains) have been removed at the eastern end of the eastern terrace; up to 1.5m at the eastern end of the middle and western terraces; and up to 1m of ground has been removed to the north of the eastern terrace. Archaeological remains would also have been exposed and may have been damaged by subsequent construction (e.g. of garden features and walls).

3.9.11 The ground is likely to have been built up at the western end of each terrace. This would have protected any archaeological remains from truncation by subsequent shallow works and erosion.

3.9.12 Ordnance Survey maps and the topographic survey indicate that a rectangular area has been terraced into the lower slope of the hill south of the Tennis Pavillion. The area was viewed from the walkway during the site visit and was seen to be overgrown with vegetation. The removal of some ground close to the south of the stair and balustrade would have removed any shallow archaeological remains and exposed others to subsequent damage from building activities and landscaping. Close to the western edge of the site, the ground has been raised by c 0.2m. This would have protected archaeological remains from compaction or very shallow truncation resulting from landscaping and gardening.

3.9.13 The Tennis Court has been terraced into the hill. This would have entailed the removal of up to c 4m of ground, including archaeological remains at the

eastern end of the Tennis Court. Archaeological remains would also have been exposed and may have been damaged by subsequent construction of the Tennis Courts and retaining walls.

3.9.14 The east end of the Kitchen garden may have been terraced, potentially when the 18th century cottages were built to the south. The amount of ground which would have been removed is uncertain, but would have removed or exposed any archaeological remains.

3.9.15 Building foundations and services

3.9.16 The foundations of past and current buildings on the site would have removed any archaeological remains within the footprint of each foundation to the maximum depth of the construction. Depending on the depth of the foundations, archaeological remains cut into the London Clay or Bagshot Sands around the main house are likely to survive better because of the depth of made ground above them.

3.9.17 Services have been observed to extend to c 2–3.5m below ground level (mbgl) on the east and south sides of the main house. These are deep enough to have locally removed any archaeological remains beneath the made ground.

3.9.18 Landscaping

3.9.19 The construction of the garden features would have had an archaeological impact in some cases. It has been observed that the paths were laid directly upon the ground surface, but other features would have required foundations or have been cut into the ground surface:

3.9.20 The pond at the west end of the Italian Garden has been cut at least 1m into the ground. This would have had no archaeological impact because of the c 2–3m of made ground at the western end of the western terrace.

3.9.21 The foundations of the walls, balustrade and stairs would have removed any archaeological remains within the footprint of the foundation to the maximum extent of the construction. The depth of these foundations is not known. Foundations would not have had an archaeological impact where they are located in made ground (i.e. the structures at the west end of the Italian Garden).

3.9.22 The square sunken area in the kitchen garden would have removed up to 1m of ground, including archaeological remains.

3.9.23 Planting trees and shrubs would potentially have locally truncated archaeological remains within c 0.5–1.0m of modern ground surface.

3.9.24 Root action would potentially have disrupted archaeological strata close to modern ground level.

3.9.25 Archaeological remains are likely to survive beneath and between this shallow, localised truncation.

3.10 Likely depth/thickness of archaeological remains

3.10.1 Any archaeological remains are likely to be found within the undated made ground:

3.10.2 Prehistoric to later medieval archaeological remains are most likely to be found within the lower portion of made ground, recorded in geotechnical pits WS2 and WS4–6, which contained no brick fragments. This made ground was recorded at levels of 120.85–124.06m OD (0.3–1.0mbgl).

3.10.3 Post-medieval archaeological remains are likely to be found within the 0.8–1.9m thick portion of made ground recorded at 121.65–124.96m OD (0.1–0.4mbgl), which contained ash and brick fragments.

3.10.4 Archaeological features would also potentially be cut into London Clay (120.9–123.56m OD) or the Bagshot Sands (118.6–122.3m OD), in those areas where London Clay is not present.

3.11 Archaeological Potential

3.11.1 Introduction

3.11.2 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

3.11.3 It should be noted that there have been a limited number of past investigations in the study area, and understanding of the settlement pattern prior to the later medieval period is therefore poorly understood. A lack of evidence of occupation for the prehistoric to early medieval periods may therefore be the result of the limited number of investigations rather than evidence of a lack of habitation.

3.11.4 Prehistoric period (c 700,000 BC–AD 43)

3.11.5 The site has an uncertain but possibly moderate potential to contain prehistoric archaeological remains, primarily of the Mesolithic period. The site's location on high ground bisected by a spring line and close to the predictable resources of the River Fleet would have made it an ideal location for prehistoric occupation. Extensive Mesolithic remains have been recorded to the west and despite a limited number of past investigations, excavations within the study area have produced Mesolithic remains. Although there are no Neolithic, Bronze or Iron Age remains recorded within the study area, the site would have remained an advantageous vantage point and may have been used for defensive or ritual purposes, while the springs may have attracted early activity. An undated tumulus is located on Hampstead Heath 980m south-west of the site, and may indicate Bronze Age activity in the area.

3.11.6 Roman period (AD 43–410)

3.11.7 The site has an uncertain but possibly moderate potential to contain archaeological remains dated to the Roman period. The site is located on the south-western slope of a hill close to high ground, the Fleet valley and a number of springs. These would have made the site a valuable location for

settlement or possibly ritual activity. The site is 1.8km south of an important area of pottery production at Highgate Woods and a possible kiln site has been recorded in the study area. Despite the limited number of past investigations, a number of Roman finds and features have been recorded in the study area, including a Roman floor less than 200m south of the site. This discovery might indicate that the site is located close to Roman settlement, (potentially a villa) a ritual site, or further areas of pottery production.

3.11.8 Early medieval period (AD 410–1066)

3.11.9 The site has an uncertain but possibly low potential to contain early medieval remains. The high position and close water resources would have continued to remains a significant feature of the site into the early medieval period. The site is located near to an area of early medieval settlement at Pond Square, and is likely to have been located in fields or open land associated with the settlement. Although there have been few early medieval remains recorded within the study area, this may be the result of the limited number of past investigations rather than an indication of a lack of habitation.

3.11.10 Later medieval period (AD 1066–1485)

3.11.11 The site has a low potential to contain archaeological remains of the later medieval period. During the later medieval period the site was located 480m west of the Highgate Hill section of the Great North Road out of London. The later medieval settlement was focussed on the High Gate and Hermitage 320m north-east of the site, and historic maps indicate that the site was not settled until the post-medieval period. The site is therefore likely to have been located in fields or open land on the south-west side of the settlement.

3.11.12 Post-medieval period (AD 1485 to present)

3.11.13 The site has a high potential to contain archaeological remains of the post-medieval period, particularly the remains of the post-medieval buildings on the eastern part of the site. Historic maps indicate that the settlement spread west onto the site in the post-medieval period. A number of houses were built on the site, including the predecessor to Witanhurst House. In particular the north-eastern part of the site is likely to contain remains of the two 18th century cottages and remains of the 19th and 20th century school building to the north-west of North Lodge. The site is also likely to contain the remains of the 19th century building to the south of the pond. The site contains the Grade II* Listed Witanhurst House and associated Grade II Listed garden features.

3.12 Impact of proposals

3.12.1 Proposals

3.12.2 The development proposal comprises the demolition of the service wing to the east of the main house, the renovation of the house and gardens and the construction of a 10m deep basement area to the east of the house in the area of the existing forecourt and service wing (Fig 13). The forecourt would be reinstated above the new basement. The basement perimeter would consist of a contiguous pile wall of 600mm diameter piles (Matthew Consultants Dwg No. MC531/011. Rev. 09. 1:10@A1. Dated 11/2003).

Further geotechnical pits are proposed to establish the nature of the ground in the area of the proposed basement (Phillip Masterman pers comm).

3.12.3 The renovation of the gardens would include the creation of appropriate foundations for existing garden features, including Listed features and existing paths and hard landscaping. These foundations would be up to 1.0m deep (Phillip Masterman pers comm). There are currently no detailed proposals, although it is understood that the Listed features would be repaired and replaced as necessary.

3.12.4 Implications

3.12.5 Basement: The creation of the contiguous pile wall and excavation of the basement would truncate the Bagshot Sands and remove any archaeological remains within the basement footprint.

3.12.6 Landscaping: Landscaping would potentially have an impact on any archaeological remains:

3.12.7 The excavation of 1.0m deep foundations for hard landscaping and listed garden features would remove any archaeological remains within the footprint of the foundation.

3.12.8 The remove of tree stumps would potentially have an impact on adjacent archaeological remains

3.12.9 The planting of trees and shrubs would potentially locally truncate archaeological remains within c 0.5–1.0m of modern ground surface.

3.13 Conclusion

3.13.1 The site contains the nationally designated (protected) Grade II* Listed Witanhurst House and six Grade II Listed Buildings within the grounds. The southern and eastern part of the site is located within the Conservation Area and Archaeological Priority Area around the later medieval village of Highgate.

3.13.2 As a result of the limited number of archaeological investigations in the area the settlement pattern of the prehistoric to early medieval periods is poorly understood. There is an uncertain but possibly moderate potential for the site to contain prehistoric and Roman archaeological remains. An area of extensive Mesolithic remains is located to the west and there is some evidence for Mesolithic activity within the study area. There may also be potential for Bronze and Iron Age remains in view of the commanding position and a nearby tumulus. The site is located close to an area of Roman pottery production and a number of Roman remains have been found within the study area. These include a Roman floor, which suggests that the site may be located close to a settlement, ritual or kiln site. The site has an uncertain but possible low potential to contain archaeological remains of the early medieval period, when the site is likely to have been located outside the nearest settlement. The site has a low potential to contain archaeological remains of the later medieval period, when it was located outside the settlement of Highgate. The site has a high potential to contain archaeological remains of the post-medieval period, including the remains of buildings shown on historic maps, and the extant house and gardens.

3.13.3 The proposals comprise the demolition of the non listed east wing and the renovation of the listed part of the house and garden. A 10m deep basement would be constructed to the east of the house, with a contiguous pile wall around its perimeter. The renovation of the garden would entail the construction of foundations for hard landscape features.

3.13.4 The excavation of the basement, including the creation of the contiguous pile wall, would truncate the natural deposits and remove any archaeological remains within the basement footprint. Construction of new foundations for existing Listed and new garden features would remove any archaeological remains within the footprint of the foundations. Archaeological remains would potentially survive beneath this shallow truncation. The removal of existing garden features (including trees) and new planting would also have a localised impact on shallow archaeological remains.

3.14 Recommendations

3.14.1 Further work

3.14.2 In view of the archaeological potential of the site, and the location of the within an Archaeological Priority Zone, it is probable that the local authority would request further investigation of archaeological potential, in order to clarify the likely impacts of the development. This would ensure that significant archaeological remains are not removed without record.

3.14.3 Although the precise details would need to be agreed with the local authority's archaeological advisor, it is suggested that the most appropriate further investigation strategy is likely to entail an archaeological trenching evaluation. This would be designed to assess and define the presence or nature of any archaeological remains on the site. A preliminary investigation could also include the archaeological monitoring of the proposed geotechnical pits in the area of the proposed basement. The results of the evaluation would enable the local planning authority to make an informed decision in respect of an appropriate mitigation strategy for any significant archaeological remains on the site.

3.14.4 Gazetteer of known archaeological sites and finds

3.14.5 The following table represents a gazetteer of known archaeological sites and finds within the 1km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

3.14.6 Abbreviations

3.14.7 BEAMS – Built Environment Advisory and Management Services; CA – Compass Archaeology Ltd; DGLA (N) - Department of Greater London Archaeology (North); HADAS – Hendon and District Archaeological Society; MoLAS – Museum of London Archaeology Service; SMR – Sites and Monuments Record

DBA No.	Description	Site code/ SMR No.
1a	Grade II* Listed Witanhurst House (Listed Building Ref. 478391). Substantial detached house of 1913–20 by George Hubbard for Sir Arthur Crosfield. Incorporating part of Parkfield, an early 18th century house	

DBA No.	Description	Site code/ SMR No.
	enlarged 1881 by Allen William Block, a merchant, and 1894 by Walter Scrimgeour, a barrister. Restored 1946. Red brick with stone dressings. Tiled roofs with dormers and tall brick chimney-stacks. PLAN: L–shaped plan in William & Mary style. EXTERIOR: entrance facade (NE front) of 3 storeys and attics 10 windows main block; right hand forward return 2 storeys and attics 8 windows; left hand attached block (part of original house), 2 storeys 3 windows. Main block with channelled stone ground floor and quoin strips; central entrance with Doric stone doorcase. 1st floor windows segmental-arched sashes with lugged architraves; 2nd floor sashes with stone keystones and cast-iron balconies. Modillion eaves cornice. Right hand block red brick with stone band at 1st floor level, recessed sashes with keystone, modillion eaves cornice. Left hand block red brick with recessed sashes and modillion cornice. Left hand return (SE front) incorporates part of the original house; red brick with hipped tiled roof with wooden modillion eaves cornice. Original flat topped dormers replaced by hipped dormers. 2 storeys, attics and semi-basement. 5 original C18 windows bays at south-west end. Gauged brick flat arches to recessed sashes (originally flush frame with exposed boxing); 1st floor windows with projecting brick aprons and semi-basement with segmental-arched recesses. Main, SW garden front with Ionic loggia having modillion cornice surmounted by balustrade. 4 window centre and projecting end bays each with Venetian window, modillion pediment and architraved oeil-de-boeuf in tympanum. INTERIOR: in 1914 White Allom and Co were commissioned to decorate and furnish the house. Percy Macquoid acted as consultant and designer, being responsible for the overall design of the Music Room, Drawing Room, Study, Hall and staircase, and most of the bedrooms, all in an opulent Classically detailed style. Other richly decorated rooms include the Dining Room, Chinese Room, Billiard Room, and the Gallery. The house has 65 rooms. HISTORICAL NOTE: Sir Arthur Crosfield was Chairman of the soap manufacturers Joseph Crosfield and Sons and had been the MP for Warrington. (Survey of London: RCHME: St Pancras Part I (Village of Highgate): 1936-: 72-73; Victoria County History: Middlesex, Vol. VI: London: 138).	
1b	Grade II Listed North and South Lodges to No. 41 Witanhurst (Listed Building Ref. 478403). A large gatehouse of *c*1929 by the Hon. JA Seely and P Paget (the 3 left hand bays) and late 20th century (the 2 right hand bays). Multi-coloured stock brick with hipped tiled roof. Rectangular plan with 2 segmental-arched vehicle entrances. 2 storeys 5 windows. William & Mary style with brick pilasters to flanking entrances and at angles supporting enriched brick cornice below parapet. Segmental arches to flush framed sashes with exposed boxing. Left hand return with rendered canted bay of 3 lights rising to cornice level. Both blocks with single storey extensions to rear. The interior was not inspected.	
1c	Grade II Listed Garden Steps and Retaining Wall (Listed Building Ref. 478394) constructed *c* 1913. By Harold Pinter as part of his garden design for Sir Arthur Crosfield. Straight flight of stone steps flanked by stepped wall, originally with urns. Steps lead onto paved terrace with stone retaining wall with balustraded parapet. Opposite steps, a viewing platform with steps leading from either side, all with balustraded parapet.	
1d	Grade II Listed Walls, steps, gateway, pond & pergola to Italianate Garden (Listed Building Ref. 478397). The Italianate garden comprising walls, retaining walls, steps, gateway with gates, sunken pond and pergola was constructed *c*1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Brick with stone dressings, coping, columns and	

DBA No.	Description	Site code/ SMR No.
	piers. Cast-iron gates. The garden comprises 3 linked compartments stepping downhill and bounded by stone-coped brick walls. Steps with stone-coped balustrades from a shaped wall lead to the first compartment which has a central pond with fountain and surrounding statues. Similar steps lead into a central compartment. The third, most sunken compartment is approached through tall stone, panelled and corniced gate piers with cast-iron gate and decorative wrought-iron overthrow. Flanking the piers are substantial stone balustrades crowning a brick wall. Stone balustraded steps lead down into an apsed rectangular garden with stone-columned pergola which continues around the apse formed by a segmental shaped reflecting pond.	
1e	Grade II Listed Fountain and pond in the Italianate Garden (Listed Building Ref. 478392) The ornamental fountain set in a circular pond, forming a central feature in the Italianate garden constructed *c*1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Stone, the pond lined with blue mosaic tesserae. Central fountain comprising an enriched cushioned column supporting an undulating shell basin.	
1f	Grade II Listed sculptures surrounding the pond in the Italianate Garden (Listed Building Ref. 478393). Four carved sculptures surrounding the pond in the Italianate Garden constructed *c*1913 probably by Harold Pinter as part of his garden design for Sir Arthur Crosfield. Stone. All stand on rectangular plinths with moulded cornices. The figures represent two males and two females, each with attributes and may represent the four seasons.	
1g	Grade II Listed Tennis Pavillion (Listed Building Ref. 478406). Tennis pavilion. Built c1913 by Harold Pinter as part of his design for Sir Arthur Crosfield's garden. Brick with stone quoins and dressings. Hipped roof of graduated stone slates. South front with hexastyle Ionic screen, central columns paired, flanked by brick bays with stone quoins and oval niches. Left hand return with stone-dressed Venetian window. Rear with a segmental pedimented doorway flanked by triangular pedimented, architraved windows. Doorway to right hand return. The interior retains a continuous panelled timber dado, timber window surrounds and doorway with 6-panelled door and triangular pediment. Modillion cornice to coved ceiling, formerly with central panel.	
2	MoLAS watching brief in 1992 at the British Gas Pipeline on Hampstead Heath, 860m north-west of the site. Field walking and metal detecting along a N-S pipeline across Hampstead Heath revealed Mesolithic flints, Roman coins, medieval artefacts and much post-medieval material. Post-medieval ditches, land drains and dykes were also recorded in the sections.	BGP92 082576–82
3	MoLAS watching brief in 1995 at the Hexagon Garage, Duke's Head Yard 550m north-east of the site. The investigation recorded natural sand covered by 19th/20th century levelling deposits.	HEX95 082841
4	PCA watching brief in 1999 at 82 Highgate High Street, 380m north-east of the site. Natural sand was observed to slope down considerably from north-west to south-east. It was overlaid by madeground which levelled up the area, probably in Victorian or later times.	HGE99 084799 MLO74229
5	BEAMS investigation in 2000 at 62 and 62A Highgate High Street, 420m north-east of the site. Standing building recording of an 1833 brick building used as a butcher's shop with slaughterhouse, stables and cart shed. Demolition rubble from the White Lion lay below the existing building and above the natural sands. Remains of an earlier documented house were recorded in the extreme rear of the yard. Remains of alterations to the existing building were found from its change to an ironmonger's in *c* 1915.	HHI00 MLO17844 MLO60635
6	DGLA (N) excavation in 1986 at South Grove, 200m east of the site.	SOG86

DBA No.	Description	Site code/ SMR No.
	Excavation in 1986 revealed a linear feature containing fragments of decorated wall plaster. To the north of this, post-holes in circular formation were located, though no direct association was established. Segments of a brick feature, possibly a path or similar, were recorded in the north-east corner of the site.	MLO63104–7
7	MoLAS watching brief in 2003 at Waterlow Park Centre, 730m east of the site. Modern rubble was found to overlie natural sandy clay.	WLP03
8	CA watching brief in 2002 at Salisbury House, 422m north-east of the site. Salisbury House, erected in *c* 1795 and added to in *c* 1890, is a Grade II Listed Building. The watching brief took place during alterations to the access of the cellar and recorded a ploughsoil, containing possible medieval material, above the natural gravel.	HGG02
9	MoLAS watching brief in 2006 at Kenwood House, 860m west of the site. The watching brief recorded *in situ* timbers of an unknown 17th or 18th century structure and an 18th century dam connecting Wood Pond and Thousand Pound Pond.	KHT06 MLO98170
10	MoLAS evaluation in 2005 at Athlone House, 370m north-east of the site. Natural clay was recorded at *c* 110m OD. Post-medieval brick foundations, a water management feature and a drain were recorded.	HPH05
11	Site of Highgate later medieval village recorded on the SMR 280m north-east of the site. The settlement developed close to the gateway to the Bishop of London's Park.	080288 MLO209
12	Site of Highgate 14th century later medieval gate and Highgate Chapel post-medieval burial ground 320m north-east of the site. The gate was erected to aid collection of tolls from those passing through the Bishop of London's land. Tolls had been collected before.	080309 082029 080312 MLO217 MLO56330
13	Site of Highgate 14th century later medieval chapel and hermitage; and Highgate 16th century post-medieval chapel and Grammer School recorded on the SMR, 390m north-east of the site. The Bishop of London founded a chapel and Hermitage here in the 14th century and the Hermit was tasked to collect tolls at the nearby gate. The chapel and Hermitage were obtained by Roger Cholmeley in 1565 and a grammar school built on the site in 1576–8.	080310–12 MLO10683 MLO12275 MLO27335 MLO20012 MLO35956
14	Findspot of prehistoric flint artefact, recorded on the SMR 920m west of the site	081730
15	Site of Pond Square early medieval settlement, recorded on the SMR 340m north-east of the site. The small hamlet was never a parish, but a chapel of ease was built in the later medieval period.	082046 MLO3221
16	Site of later medieval pond recorded on the SMR 320m north-east of the site. According to later medieval records, the pond was created at the instigation of the Hermit who used the gravel to improve the Holloway Road, while the pond provided water for the settlement. There were 2 ponds filled in the 1880s.	082048 MLO17920
17	Roman floor found in 1947–9 at 8 Holly Lodge Gardens, 170m south of the site. Recorded on the SMR. The find was reported to the RCHM in 1981 as a floor of bricks in a herringbone pattern on the site of a former stables.	082049 MLO17833
18	Findspot of 4th century Roman coin hoard, recorded on the SMR 300m north of the site. The hoard was not seen and there are no further details.	081768 MLO17774
19	Site of Highgate Cemetery, 19th century burial ground, 650m south-east of the site. The cemetery was founded by the London Cemetery Company in 1838, who acquired the grounds of the former Ashurst Manor (demolished 1830) on the southern slope of Highgate, and on the west of Swain's Lane. This site (the western cemetery) was opened 1839, the architect being Stephen Geary. The landscaping was by David Ramsay. The eastern section of the cemetery was opened in 1855, to the east of Swain's Lane.	202158 MLO14884

DBA No.	Description	Site code/ SMR No.
20	Site of Primrose Hill Anti-aircraft battery from World War II. Recorded on the SMR 680m north-east of the site. The battery was identified from documentary sources which indicated it was operational by 1940 and in use until at least 1944.	300012 MLO68248
21	Site of Roman 1st century pit, discovered during building extension at 37 Southwood Lawn Road 720m north-east of the site. A complete ring-necked flagon, part of a second, red potsherds, tile, sandstone and burnt clay were also recorded. It has been suggested that this is a kiln, or possibly burial site.	080277 MLO1651
22	Excavations in 1978 by HADAS at 64 Highgate High Street recorded remains of the former mineral water works and laboratory attached to the pharmacy situated on the premises since the 1830s. The works operated until *c* 1888. The pharmacy continues in the front part of the building (which is listed, see 221272; 221272 02). The rear became a builder's yard *c* 1894, and was redeveloped for offices after the excavation in 1978. A brick cistern from the mineral water works was preserved in the new development.	MLO60635

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4 An archaeological watching brief on geotechnical trial pits

4.1 Origin and scope of the report

4.1.1 This report was commissioned by Witanhurst Construction Management Ltd and produced by the Museum of London Archaeology Service (MOL Archaeology). The report has been prepared within the terms of the relevant Standard specified by the Institute for Archaeologists (IFA, 2001).

4.1.2 The purpose of the watching brief was to determine whether archaeological remains or features were present on the site and, if so, to record the nature and extent of such remains. A number of more site-specific research aims and objectives are outlined in the following section.

4.1.3 The purpose of this report was to analyse the results of the monitoring of the trial pits. The works were monitored in February 2009.

4.1.4 Aims and objectives

- What is the level of truncation caused by earlier basements in this area?
- What is the nature and significance of the surviving archaeological remains?
- What are the levels of natural deposits and how do these compare to adjacent sites?
- All research is undertaken within the priorities established in the Museum of London's A research framework for London Archaeology, 2002.
- Methodology

4.1.5 All archaeological excavation and recording during the watching brief was done in accordance with the Archaeological Site Manual (MoLAS, 1994).

4.1.6 The slab/ground was broken out and cleared by contractors under MOL Archaeology supervision. Trenches were excavated by machine by the contractors, and monitored by a member of staff from MOL Archaeology.

4.1.7 The locations of the areas of excavation were set out by the contractors and recorded by a MOL Archaeologist.

4.1.8 The heights of observations and/or archaeological remains were recorded relative to the engineering survey plans provided by the architects (see Fig 17).

4.1.9 Where relevant, sections were drawn at a scale of 1:10 or 1:20; numbered contexts were allocated where appropriate.

4.1.10 The site has produced: 1 trench location plan; 0 context records; 0 1:20 and 0 1:10 section drawings; 6 photographs.

4.1.11 Since the trial pits revealed no archaeological deposits no analysis is required. The site finds and records can be found under the site code HTW09 in the MoL archive.

4.2 Results of the watching brief

4.2.1 In total, 3 separate interventions (trenches) were made for the purposes of geotechnical investigation. These have been numbered 1 to 3 consecutively. There follows a brief description of the archaeological deposits as recorded.

4.2.2 For all trench locations see Fig 17.

Watching Brief Trench 1	
Location	North west corner of car park
Dimensions	1.50m by 3.00m
Modern ground level/top of slab	125.00m OD approx
Base of modern fill/slab	124.00m OD approx
Depth of archaeological deposits seen	0.00m
Level of base of deposits observed	0.00 m OD
Natural observed	0.8m OD or N/A

4.2.3 Mixed clay sands thought to be part of the Bagshott sand complex were encountered immediately below the make up for the current car park.

Watching Brief Trench 2	
Location	Centre of car park to west of Lime tree on plan
Dimensions	1.50m by 3.00m
Modern ground level/top of slab	127.00m OD approx
Base of modern fill/slab	126.00m OD approx
Depth of archaeological deposits seen	0.00m
Level of base of deposits observed	0.08m OD
Natural observed	0.08m OD or N/A

4.2.4 Mixed clay sands thought to be part of the Bagshott sand complex were encountered immediately below the make up for the current car park some gravel mixing was recorded in the upper levels of the natural sequence.

Watching Brief Trench 3	
Location	South west corner of car park
Dimensions	1.50m by 3.00m
Modern ground level/top of slab	124.00m OD approx
Base of modern fill/slab	123.00m OD approx
Depth of archaeological deposits seen	0.00m
Level of base of deposits observed	0.08m OD
Natural observed	0.08m OD or N/A

4.2.5 Mixed clay sands thought to be part of the Bagshott sand complex were encountered immediately below the make up for the current car park some gravel mixing was recorded in the upper levels of the natural sequence.

4.3 Potential of archaeology

4.3.1 Original research aims

4.3.2 The potential of the negative evidence indicating the absence of archaeological remains on site is only of relevance to adjacent studies encompassing a larger perspective. There is no intrinsic potential of the information in isolation or further analysis required.

4.3.3 New research aims

4.3.4 No new research aims were generated from the results of the watching brief.

4.3.5 Significance of the data

4.3.6 Whilst the lack of archaeological remains is undoubtedly of local significance there is nothing to suggest that this is of regional or national importance.

4.4 Publication and archiving

4.4.1 Information on the results of the excavation will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic researches into the development of London.

4.4.2 The site archive containing original records and finds will be stored with the Museum of London within 12 months of the end of the excavation.

4.4.3 In view of the limited potential of the material (Sections 4.3) and the relatively limited significance of the data (Section 4.3.5) it is suggested that a short note on the results of the watching brief should appear in the annual round up of the London Archaeologist.

4.5 Conclusions

4.5.1 The chances of archaeological survival of any nature in the footprint of the proposed basementing appear to be very slim.

4.6 Acknowledgements

4.6.1 The author would like to thank the following for their contributions and help in producing this report: Witanhurst Site Manager - Russell Segroatt; and Julian Birch of Michael Barclay Partnership LLP – for commissioning the report.

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5 Geoarchaeological Transect

5.1 Introduction

5.1.1 The Museum of London Archaeology was commissioned by Michael Barclay Partnership LLP, on behalf of Witanhurst Construction Management Ltd, to produce, a series of three schematic transects across the site, in response to a request by the archaeological advisor to the London Borough of Camden. The purpose of the transects was to better understand the archaeological potential of the site, based on more detailed off-site examination of the results of previous and recent geotechnical site investigation works, (Site Code: HTWT09) the latter which were in part monitored archaeologically (Pennington 2009). These notes are intended to accompany the transect illustrations.

5.1.2 The transects illustrate the deposit sequence and distribution, as recorded in one borehole and six window samples drilled in 1999 (Albury 1999) and in three boreholes and three test pits excavated as part of the recent SI work (logs supplied by the client). The deposit sequence in each intervention is shown on one or more transect. The site investigation work was all located adjacent to the main building of Witanhurst House, within the south eastern part of the site (Fig 1 and Fig 17).

5.1.3 In order to convey the overall trends in the deposit characteristics, as well as the sequence of deposits at each location, the transects are 'projected' which means that they pull in data from nearby interventions, which do not actually lie along the projected transect line:

- Transect 1 (Fig 18) runs from west to east, through the centre of the house and gardens;
- Transect 2 (Fig 19) runs from north west to south east, across the eastern side of the house and gardens; and
- Transect 3 (Fig 20) runs from south to north, across the western side of the house and gardens.

5.1.4 The results from the geoarchaeological transects had been included in the previous desk based assessment.

5.2 Results

5.2.1 Topography

5.2.2 The site lies on the sloping valley side above the headwaters of the River Fleet, which rises in the gardens of Kenwood House and then flows through the Highgate ponds towards Camden Town. The transects show that the siting of the house most probably made use of the natural topography, which slopes down into the valley of the Fleet to the northwest and west. Whilst the house platform appears to have been levelled at roughly 125m OD, the gardens immediately surrounding the house might reflect the previously natural slope by being levelled roughly to 126m OD to the east of the house and 123m OD to the west, with what appear to be slope deposits infilling the

valley or at least slumped down the valley side to the northwest. It is likely that more modern truncation to the natural / prehistoric / historic deposit sequence has occurred to the east of the house than the west and, as a result, better preservation of past land surfaces and/or cut features might be expected to the west of the house.

5.2.3 Deposits

5.2.4 The deposit sequence has been divided into three: the 'natural' (Tertiary deposits) at the base; modern made ground at the surface and between these deposits a layer of deposits that might have some archaeological potential. It is this layer that is coloured mauve (or green, as discussed below) on the transects.

5.2.5 Tertiary deposits

5.2.6 The Fleet valley in the Hampstead / Highgate area is cut into Tertiary deposits, which in general comprise the uppermost member of the London Clay Formation (the Claygate Member) overlain by the Bagshot Formation. The Claygate Member forms a transition between the deep water marine (clay) deposits of the London Clay and the more sandy coastal and estuarine deposits of the Bagshot Beds. The natural deposit sequence is therefore likely to comprise interleaving clays and sands, representing the changing environment as the sea became shallower and the tranquil deep water environment became more turbulent and coastal. The changing environment represented by these Tertiary deposits pre-dates the period of human evolution, however, as they were laid down between about 50-58 million years ago, in the Eocene and this sand and clay 'bedrock' is likely to have no potential for archaeology. The Eocene sands, clays and gravels (probably all belonging to the Bagshot Formation) are drawn in black and white on the transects.

5.2.7 Deposits of possible archaeological interest

5.2.8 The surface of the unadulterated Eocene bedrock is shown with a mauve line (the bottom line for deposits of archaeological interest). Above this line c 0 – 1m of deposits exist, which might have some archaeological interest. The characteristics of these deposits, which are shaded mauve on the transects, vary across the site. They are likely to include ín situ soils and buried landsurfaces, developed at the surface of the bedrock, possibly cut features of unknown date, but also modern / historic landscaping and levelling deposits. By no means are all or any of the mauve-shaded deposits of actual archaeological significance. But if deposits of archaeological interest exist on the site they are likely to lie within this shaded layer.

5.2.9 The green shaded deposits (for the most part clayey gravels) are likely to have been eroded from Tertiary gravel deposits similar to the gravels recorded to the east of the site and sludged downslope, perhaps by solifluction processes during the Late Pleistocene (but modern landscaping cannot be ruled out). The upper part of these deposits appeared to be weathered in the SI logs, suggesting that any prehistoric or historic archaeology or features, if they exist, would be found towards their surface.

5.2.10 Made Ground

5.2.11 The uppermost deposits in each intervention comprise modern landscaping, levelling and soil deposits.

5.3 Bibliography

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6 Archaeological evaluation

6.1 Site background

6.1.1 The evaluation took place at Witanhurst House, hereafter called 'the site'. The site comprises the currently empty Witanhurst House and surrounding grounds at 41 Highgate West Hill (NGR 528115 187200:*Fig 1*). The site is bounded by Highgate West Hill, properties and land fronting onto Highgate West Hill to the south; the rear of properties fronting onto the Grove to the east and northeast; and the rear of properties fronting onto Highfields Grove to the west and northwest.

6.1.2 The evaluation was carried out in the footprint of the proposed basement, where a series of five trenches were excavated in November 2009 (Fig 21). The ground surface in this area sloped from 126.74m OD in the east to 124.94m OD in the west.

6.1.3 Modern ground level immediately adjacent to the site entrance on Highgate West Hill is 126.97m OD. The site code is HWT09.

6.2 Origin and scope of the report

6.2.1 This report was commissioned by Witanhurst Construction Management Ltd and produced by Museum of London Archaeology (MOLA). The report has been prepared within the terms of the relevant Standard specified by the Institute for Archaeologists (IFA, 2001).

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

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

6.3 Aims and objectives

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

6.3.2 The following research aims and objectives were established in the Method Statement for the evaluation (MOLA 2009c, Section 2.2):

6.3.3 The limited nature of the proposed works and the archaeological evaluation makes it unreasonable to establish many specific archaeological research objectives. The archaeological brief is essentially limited to establishing the levels and nature of surviving archaeological deposits, and to ensure that the

digging of evaluation trenches does not involve unnecessary destruction of such deposits. Nevertheless, in addition, a few broad research questions can be outlined:

- Is there any evidence to indicate the presence of an earlier frontage to the existing building?
- Is there any evidence for Mesolithic activity on the site as indicated by remains found to the west?
- Is there any Bronze Age or Iron Age remains that may be associated with the nearby tumulus?
- Is there any evidence of Roman pottery production on the site and if so can this be related to settlement activity in the vicinity?
- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

6.4 Topographical and historical background

6.4.1 A description of the topographical formation of the site and the Roman, medieval and post-medieval history of the area of the site has been adequately discussed in the previous Desk-based Assessment (MOLA 2008, section 4) and the Geoarchaeological addendum to the archaeological watching report on geotechnical trial pits (MOLA 2009a and MOLA 2009b).

6.5 The evaluation

6.5.1 Methodology

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

6.5.3 Five evaluation trenches were excavated in the area of the forecourt and drive to the east of the House.

6.5.4 The ground surface was broken out and cleared by contractors under MOLA supervision and the trenches were excavated by machine by the contractors, and monitored by a member of staff from MOLA to the level of archaeological significance. The trenches were then cleaned by MOLA archaeologists and the archaeological features excavated and recorded.

6.5.5 The locations of the evaluation trenches were recorded by MoLA survey team and plotted onto the OS grid.

6.5.6 A written and drawn record of all archaeological deposits encountered was made in accordance with the principles set out in the MoLAS site recording manual (MoLAS, 1994). Levels were calculated from OS heights located on

the site Land Survey (A.P.R Services: Dwg. No. 99035/2 1999) relating to the OSBM situated on St.Michaels Church, Highgate- value 126.60m OD.

6.5.7 The site has produced: 5 trench location plans; 19 context records; 6 section drawings at 1:20; and 62 photographs. In addition 1 box of finds was recovered from the site.

6.5.8 The site finds and records can be found under the site code HWT09 in the MoL archive.

6.6 Results of the evaluation

6.6.1 For trench locations see Fig 21

Evaluation Trench 1- Fig 24	
Location	South part of drive
Dimensions	12m by 1.8m by 0.6m depth
Modern ground level/top of slab	125.13m (W) – 125.68m OD (E)
Base of modern fill/slab	125m (W) – 125.38m OD (E)
Depth of archaeological deposits seen	0.25m deep
Level of base of deposits observed	124.90 m OD
Natural observed	125.37m (W) – 125.78m OD (E)
Base of trench	124.65m – 125.16m OD

6.6.2 Natural brownish-yellow sands [12] with outcrops of compacted clayey gravel [13] were reached 0.3m below the ground surface, at c 125.37m OD, sloping down from east to west across the trench. In the west part of the trench these were overlain by fragmentary remains of a possible subsoil layer [11] which was of medium compacted, dark brown, sandy silt. The depth of the layer varied between 0.18– 0.32m and was overlain by the clayey silt topsoil [10]. Both these layers were rooted and were heavily truncated by modern intrusions, including a concrete drain, which ran along the northern edge of the trench. These were sealed by modern levelling deposits, 0.3m thick, and overlain by the tarmac ground surface.

Evaluation Trench 2- Fig 25 *and* Fig 26	
Location	North part of drive
Dimensions	10m by 2m by 1.3m depth
Modern ground level/top of slab	125.34m (W) – 125.59m OD (E)
Base of modern fill/slab	125.03m (W) – 125.23m OD (E)
Depth of archaeological deposits seen	0.6m deep
Level of base of deposits observed	124.8 m OD
Natural observed	125.05m (W) – 125.25m OD (E)
Base of trench	124.02m – 125.76m OD

6.6.3 Trench 2 was located to the north of Trench 1, in the northwest part of the car park. The natural deposits comprised firm orangey brown sandy silt (brickearth) [9] overlain by compact, orange sands [8] punctuated by outcrops of compacted silty gravel [7] which were reached 0.3m below the ground surface, and sloped down from east to west across the trench, from 124.76m – 124.02m OD.

6.6.4 In the eastern part of the trench the natural was truncated by the southwest corner of a square or rectangular feature [6] which continued beyond the limits of the trench (Fig 6). The exposed area measured 0.7m by 1.2m by

0.84m deep and was filled with soft, light greyish yellow sandy silt and contained occasional flint nodes. The purpose of the feature remains unclear. The central part of the feature was truncated by the western half of a circular feature [5] which measured 0.86m by 0.40m to the eastern edge of the trench and 0.97m deep. This was filled with soft, pale yellowish brown sandy silt and contained occasional pebbles and occasional flecks of chalk and charcoal. Again, the purpose of this feature remains unclear though its location in the external part of the property may suggest they were garden features.

6.6.5 These features were truncated by a circular, brick-lined well [3] which extended beyond the limits of the trench (Figs 6 & 7). However, the top of the well was exposed in plan which allowed its dimensions to be known (Fig 6). Its external diameter measured 1.36m; 0.92m internally. The total height of the well is unknown as only the upper 0.80m was exposed in the section of the trench. It was trench built [4] and constructed from mid orange-red and dark pinkish-red unfrogged bricks bonded with compact, light grey cement mortar with frequent lime flecks. The date of the well is unclear for although the bricks have been dated to the mid 17th–18th century (Ian Betts pers comm.) they could have been reused for its construction at a later date.

6.6.6 The well was situated immediately to the southwest of a cast iron, functioning water pump, and may have been a precursor to it, located in the forecourt of the 19th-century Parkfield House (Fig 23).

6.6.7 The top of the well and the surrounding features and natural deposits had been levelled, leaving no trace of the contemporary ground surface. The well had been backfilled and overlain by modern rubble levelling deposits which extended across the entire trench and sealed by the tarmac ground surface.

Evaluation Trench 3	
Location	East part of forecourt
Dimensions	12m by 1.8m by 0.6m depth
Modern ground level/top of slab	125.05m
Base of modern fill/slab	124.74m OD
Depth of archaeological deposits seen	0.40m
Level of base of deposits observed	124.25m OD
Natural observed	124.78m OD
Base of trench	124.45m (N) – 124.59m OD (S)

6.6.8 Trench 3 was located immediately to the west of the north-south orientated wall separating the cobble forecourt from the tarmac drive.

6.6.9 Natural firm, pale yellowish brown, clayey sandy silt (brickearth) [15] was reached 0.25m below the ground surface at 124.78m OD and extended fairly evenly across the length of the trench. The northwest corner of the trench clipped a north-south aligned possible old service trench [14] which was cut into the natural deposits. The exposed area measured 2m in length and a slot through the feature revealed it had slightly tapered sides with a flat base and measured 0.81m deep. It was filled with sticky, light brown clayey, sandy silt and contained small fragments of brick. The top of the feature and the surrounding natural deposits had been levelled and overlain by modern levelling deposits for the overlying York stone slab and cobbled surface.

Evaluation Trench 4- Fig 27	
Location	By frontage of House- south part
Dimensions	3m NE- SW by 1m by 0.6m depth
Modern ground level/top of slab	125.09m
Base of modern fill/slab	124.65m OD
Depth of archaeological deposits seen	N/A
Natural observed	124.65m OD
Base of trench	124.52m (E) – 124.71m OD (W)

6.6.10 Trench 4 was located close to the frontage of the south end of the existing building. The natural deposits consisted of stiff, pale yellowish orange clayey silt (brickearth) [17] in the east and west parts of the trench, overlain by coarse, orange sands [18] and outcrops of orange brown clay and gravel in the central part of the trench [19] (Fig 27). These were reached 0.44m below the ground surface at 124.65m OD and were heavily truncated by modern service trenches running parallel to the house. These were overlain by modern levelling deposits and sealed by the York stone and cobble surface. No archaeological features were noted.

Evaluation Trench 5	
Location	By frontage of House- north part
Dimensions	3m NE- SW by 1m by 0.6m depth
Modern ground level/top of slab	125.14m OD
Base of modern fill/slab	124.51m OD
Depth of archaeological deposits seen	N/A
Natural observed	124.51(E) – 124.62m OD (W)
Base of trench	124.55m

6.6.11 Trench 5 was located to the north of Trench 4, close to the frontage of the existing building. Natural brownish yellow, sandy silt (brickearth) [16] was reached 0.5m below ground level in the east part of the trench, at 124.51m OD. The natural sloped down gradually across the length of the trench, but was not reached in the west part due to the presence of live services. These truncated the modern levelling deposits overlying the natural and were sealed by the York stone and cobble ground surface. No archaeological features were noted.

6.7 Assessment of the evaluation

6.7.1 GLAAS guidelines (English Heritage, 1998) require an assessment of the success of the evaluation 'in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy. In the case of this site, the location of the five evaluation trenches were evenly spread within the footprint of the proposed basement and all the trenches were excavated to the level of the natural deposits.

6.7.2 The trenches were well positioned to expose any archaeological remains dating to the prehistoric and Roman periods; and Trenches 4 and 5 were well positioned to assess whether an earlier frontage to the existing building survives.

6.7.3 However, the degree of survival of the 18th– early 20th century buildings illustrated on the cartographic sources in the central part of the present day

drive could not be accurately assessed as the trenches were positioned in open areas, lying outside the footprint of these buildings (Fig 22).

6.7.4 The results of the evaluation trenches revealed that the surface of the natural deposits had been levelled, stripping any earlier ground surfaces. A small fragment of possible subsoil [11] remained in Trench 1, but generally only deep cut features such as the well [3] and pits [5] & [6] in Trench 2 remained. Therefore, there might be some potential for the survival of the wall foundations of the earlier buildings.

6.8 Realisation of original research aims

6.8.1 The results of the evaluation have enabled the individual research aims raised in the Method Statement to be answered to a high degree. However, the results are specific to the area of the proposed basement and do not necessarily have any bearing on the potential of archaeological survival in other areas of the site.

- Is there any evidence to indicate the presence of an earlier frontage to the existing building?

  There was no evidence to indicate the presence of an earlier frontage to the existing building.

- Is there any evidence for Mesolithic activity on the site as indicated by remains found to the west?

  There was no evidence for Mesolithic activity on the site.

- Is there any Bronze Age or Iron Age remains that may be associated with the nearby tumulus?

  There was no evidence of any Bronze Age or Iron Age remains.

- Is there any evidence of Roman pottery production on the site and if so can this be related to settlement activity in the vicinity?

  There was no evidence of Roman pottery production on the site

- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

6.8.2 Post-medieval activity on the site was recorded in Trench 2 where two intercutting features of unknown purpose [5] & [6] were truncated by a well [3] built of 17th–18th century dated bricks. During this period, Rocque's map (Fig 3) indicates that this area of the site was occupied by a number of small buildings, possibly cottages, which could be associated with the well.

6.8.3 However, the well was not fully excavated and it is therefore difficult to ascertain the date of its construction as the bricks could have been reused from earlier structures. In addition, its location immediately to the southwest of a functioning cast iron water pump may suggest it was a precursor to it.

6.8.4 There was no other evidence for the earlier 19th-century buildings associated with Parkfield House to the east of the standing building, though as discussed in section 3.3, this may be due to the location of the evaluation trenches.

6.9 General discussion of potential

6.9.1 The evaluation has shown that the potential for survival of ancient ground surfaces (horizontal archaeological stratification) on the site is low. However, there is potential for the survival of deep cut features such as pits, wells and wall foundations. Such survival is likely to be extremely limited in certain areas due to the reduction of the ground surface. The average depth of archaeological deposits where they do survive is likely to be 0.3m below the ground surface.

6.10 Significance

6.10.1 Whilst the archaeological remains are undoubtedly of local significance there is nothing to suggest that they are of regional or national importance.

6.11 Proposed development impact and recommendations

6.11.1 The proposed redevelopment involves the demolition of the service wing to the east of the main house, the renovation of the house and gardens and the construction of a 10m deep basement area to the east of the house in the area of the existing forecourt and service wing. The forecourt would be reinstated above the new basement. The renovation of the gardens would include the creation of appropriate foundations for existing garden features, including listed features and existing paths and hard landscaping.

6.11.2 The impact of this on the surviving archaeological deposits will be to truncate the natural deposits and remove any archaeological remains within the basement footprint.

6.11.3 The decision on the appropriate archaeological response to the deposits revealed within the footprint of the proposed basement rests with the Local Planning Authority and their designated archaeological advisor.

6.12 Acknowledgements

6.12.1 The author would like to thank Russell Seagroat of Witanhurst Construction Management Ltd for commissioning this report. Thanks are also due to archaeologist Howard Burkhill for his hard work on site. The geomatics team were Neville Constantine and Gideon Simons; photogaphs were by Maggie Cox.

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7 Archaeological watching brief

7.1 Introduction

7.1.1 This watching brief covers the area of the Orangery Building and the courtyard immediately adjacent to the front of the house. It was undertaken in December 2010.

7.2 Origin and scope of the report

7.2.1 This report was commissioned by Witanhurst Construction Management Ltd and produced by Museum of London Archaeology (MOLA). The report has been prepared within the terms of the relevant Standard specified by the Institute for Archaeologists (IFA, 2001).

7.2.2 The purpose of the watching brief was to determine whether archaeological remains or features were present on the site and, if so, to record the nature and extent of such remains. A number of more site-specific research aims and objectives were established in the preceding Method Statement and are outlined in the following section.

7.2.3 The purpose of the present report is to analyse the results of the excavation against the original research aims, and to suggest what further work, including analysis or publication (if any), should now take place.

7.3 Aims and objectives

7.3.1 The following research aims and objectives were established in the Method Statement for the watching brief

- Is there any evidence to indicate the presence of an earlier frontage to the existing building?
- Is there any evidence for Mesolithic activity on the site as indicated by remains found to the west?
- Is there any Bronze Age or Iron Age remains that may be associated with the nearby tumulus?
- Is there any evidence of Roman pottery production on the site and if so can this be related to settlement activity in the vicinity?
- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

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

The watching brief

7.4 Methodology

7.4.1 All archaeological excavation and recording during the watching brief was done in accordance with the Method Statement (MOLA, 2010) and the Archaeological Site Manual (MoLAS, 1994).

7.4.2 The ground was cleared by machine by contractors under MOLA observation.

7.4.3 The locations of the areas of excavation were recorded by offsetting from adjacent standing walls and plotted on to a Survey (Drg. No. 3966/102, Michael Barclay Partnership). This information was then plotted onto the OS grid.

7.4.4 The site has produced: 1 trench location plan and 6 photographs. The site records can be found under the site code HTW09 in the MoL archive.

7.5 Results of the watching brief

7.5.1 For the watching brief area locations see Fig 28

Watching Brief Area 1	
Location	In front of the east frontage of the house
Dimensions	30m by 1.5m
Modern ground level/top of slab	124m OD
Base of modern fill/slab	N/A
Depth of archaeological deposits seen	N/A
Level of base of deposits observed	123.5m OD
Natural observed	N/A

7.5.2 A trench was excavated by machine to the east of the east frontage of the house. No archaeological deposits were seen, the trench only cutting through modern material, presumably associated with the construction of the present house (see Fig 29 and Fig 30).

Watching Brief Trench 2	
Location	Orangery garden
Dimensions	30m by 25m
Modern ground level/top of slab	124m -121m OD
Base of modern fill/slab	122m -120.5m OD
Depth of archaeological deposits seen	N/A
Level of base of deposits observed	120.5m OD
Natural observed	122m -120.5m OD

7.5.3 The area of the Orangery garden sloped down steeply from east to west and from south to north, with a c3m drop in both directions. The area was levelled off to c120.5m OD.

7.5.4 The deposits above the clean sandy clay silt natural was a thin layer of 'garden soil' with fragments of ceramic building material and clay pipe stem fragments, above which was a landscaping deposit containing occasional late 19th - early 20th century pottery, above which was a layer of topsoil. This topsoil varied in thickness from c2m to the east, down to 0.3m to the west.

7.5.5 No archaeological features or deposits were found relating to any period other than late 19th - early 20th century.

7.6 Potential of archaeology

7.6.1 Original research aims

- Is there any evidence to indicate the presence of an earlier frontage to the existing building?

  No evidence was found

- Is there any evidence for Mesolithic activity on the site as indicated by remains found to the west?

  No evidence was found

- Is there any Bronze Age or Iron Age remains that may be associated with the nearby tumulus?

  No evidence was found

- Is there any evidence of Roman pottery production on the site and if so can this be related to settlement activity in the vicinity?

  No evidence was found

- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

  No evidence was found for any structures dating prior to the existing building.

7.7 Significance of the data

7.7.1 No archaeological deposits were found.

7.8 Publication and archiving

7.8.1 Information on the results of the excavation will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic researches into the development of London.

7.8.2 The site archive containing original records and finds will be stored in accordance with the terms of the Method Statement (MOLA, 2010) with the Museum of London within 12 months of the end of the excavation.

7.8.3 In view of the lack of material (Sections 4) and the limited significance of the data (Section 4.2) it is suggested that a short note on the results of the watching brief should appear in the annual round up of the London Archaeologist

7.9 Acknowledgements

7.9.1 The author would like to thank the following for their contributions and help in producing this report: Russell Seagroatt of Witanhurst Construction Management Limited for commissioning the work and John from Mitchellsons for his help during the ground reduction.

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8 Realisation of the original research aims

8.1.1 The following research aims are those set out during the initial phases of work and then subsequently revised and updated as the investigation progressed.

8.2 Original research aims

- What is the level of truncation caused by earlier basements in this area?

  No evidence was found

- What is the nature and significance of the surviving archaeological remains?

  No evidence was found

- What are the levels of natural deposits and how do these compare to adjacent sites?

  Natural deposits at 123m OD.

- Is there any evidence to indicate the presence of an earlier frontage to the existing building?

  No evidence was found

- Is there any evidence for Mesolithic activity on the site as indicated by remains found to the west?

  No evidence was found

- Is there any Bronze Age or Iron Age remains that may be associated with the nearby tumulus?

  No evidence was found

- Is there any evidence of Roman pottery production on the site and if so can this be related to settlement activity in the vicinity?

  No evidence was found

- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

  No evidence was found for any structures dating prior to the existing building.

- Is there any evidence for post-medieval buildings on the site, as indicated on earlier historic maps?

  Post-medieval activity on the site was recorded in Trench 2 where two intercutting features of unknown purpose [5] & [6] were truncated by a well [3] built of 17th–18th century dated bricks. During this period, Rocque's map

indicates that this area of the site was occupied by a number of small buildings, possibly cottages, which could be associated with the well. However, the well was not fully excavated and it is therefore difficult to ascertain the date of its construction as the bricks could have been reused from earlier structures. In addition, its location immediately to the southwest of a functioning cast iron water pump may suggest it was a precursor to it.

There was no other evidence for the earlier 19th-century buildings associated with Parkfield House to the east of the standing building.

9 Acknowledgements

9.1.1 MOLA would like to thank Witanhurst Construction Management Limited for funding this report and for their help and support throughout the project.