Land to the Rear of 19 East Heath Road London NW3 1AJ

London Borough of Camden

Method Statement for an archaeological watching brief

National Grid Reference: 526533186219

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1 Introduction

1.1 Site background

This Method Statement for an archaeological watching brief on the site of 19 East Heath Road has been commissioned from the Museum of London Archaeology Service (MoLAS) by Paul Whitely Architects Ltd on behalf of the client Asphaltic Freehold Properties Ltd.

The site is situated on the southern side of East Heath Road to the rear of No. 19 East Heath Road and is bounded to the east and west by numbers 18 and 20 East Heath Road respectively and to the south by gardens associated with housing. The site is bounded to the west, east and south by a brick retaining wall (see Fig 1, Fig 2). The centre of the site lies at National Grid reference 526533 186219. The site was previously occupied with tarmac surfaced gardens and access roadway to the rear, leading to a double garage building constructed on a concrete pad foundation. Modern pavement level 25m northeast of the site lies at c 118.10m OD on the junction of East Heath Road and Squire's Mount, rising to 125.50m OD 60m to the northwest along East Heath Road.

The site code is EHR07.

The proposed development involves the demolition of the present buildings, and the construction of a single dwelling to be built partly on the footprint of existing garages on land to the rear of No 19 East Heath Road which will include a lower ground floor. Associated landscaping and ear parking will also be created. On 10th March 2007 the London Borough of Camden planning services granted full planning permission with a condition placed a condition for a programme of archaeological work (in this instance a 'watching brief') on the planning proposal (Planning ref: 2006/0036/P. Condition No. 1).

The works which will require archaeological monitoring at this stage consist of ground reduction and excavations for foundations and landscape works. These works are outlined further in section 1.4.

1.2 Planning and legislative framework

1.2.1 Planning Policy Guidance (PPG 16)

Planning Policy Guidance Note 16: Archaeology and Planning (PPG16) sets out the Secretary of State's policy on archaeological remains, and provides recommendations subsequently integrated into local development plans. The key points in PPG16 can be summarised as follows:

Archaeological remains should be seen as a finite and non-renewable resource, and in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by a proposed development there should be a presumption in favour of their physical preservation.

If physical preservation in situ is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view, this should be regarded as a second-best option. Agreements should also provide for the subsequent publication of the results of any excavation programme.

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

Planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with the archaeologists or, in the absence of agreement, by imposing an appropriate condition on the planning permission.

1.2.2 Regional guidance: The London Plan

The over-arching strategies and policies for the whole of the Greater London area are contained within the GLA's London Plan (Feb 2004) also include statements relating to archaeology:

Policy 4B.14 Archaeology The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area."

1.2.3 Archaeology and planning in the borough of Camden

The London Borough of Camden's Unitary Development Plan was adopted in June 2006. This is the adopted text of the Replacement UDP and replaces the UDP adopted in 2000 and Alterations No. 1 and 2 to that Plan. It recognises the importance of the buried archaeological heritage, reflecting the national policies outlined above. The council seeks to ensure the preservation of the archaeological heritage and to promote its interpretation and presentation to the public. The relevant policies and sections in the adopted plan are as follows:

B8 - Archaeological sites and monuments

A - Sites and monuments of national archaeological importance

When considering development close to sites and monuments of national archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings.

B - Sites and monuments of archaeological importance

The Council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings. Developers should adopt measures that allow such remains to be permanently preserved in situ. Where this cannot be achieved, no development shall take place until satisfactory excavation and recording of the remains has been carried out.

The revised UDP takes account of the changing circumstances in the area and changes such as the Mayor for London's planning powers, amendments to national planning legislation, Camden's community strategy and the changing property market.

Para 3.76 There is considerable likelihood that archaeological remains will be found in certain parts of the Borough, and these are listed in Appendix 4 - Archaeological Priority Areas and shown on the Proposals Map as archaeological priority areas. However, there have already been many individual finds in other parts of the Borough, and no location can be ruled out. The Council will consult with, and be guided by, English Heritage on the archaeological implications of development proposals, especially within the archaeological priority areas and for sites of archaeological potential. These are recorded in the Greater London Sites and Monuments Record, maintained by English Heritage.

Para 3.77 When researching the development potential of a site, developers should, in all cases, assess whether the site is known or likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation, under the provisions of Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995.

Par 3.78 Within archaeological priority areas and for sites of archaeological potential, the Council may require an archaeological field evaluation to be carried out before a planning application is determined. If important archaeological remains are found, developers should adopt measures that allow the remains to be permanently preserved in situ. Where the preservation of such remains in situ cannot be achieved, the Council will require that no development shall take place until satisfactory excavation and recording of the remains have been carried out on site by an archaeological organisation approved by the Council. In appropriate cases, the Council may grant planning permission subject to conditions, or seek voluntary agreements to cover such matters, including making provision for access, interpretation and display for public benefit during excavation and publication of the recorded results. Recorded results should also be provided by the developer for inclusion in the Greater London Sites and Monuments Record. Where developers do not propose due provision for accommodating important archaeological remains, planning permission may be refused.

Par 3.79 It is important to note that sites and monuments of archaeological importance can also include standing buildings and structures (whether listed buildings or not), and that this policy applies to these standing buildings and structures in the same way it relates to other sites and monuments of archaeological importance.

The Council has designated a number of Archaeological Priority Areas (APAs) in the borough. The present site does not lie within one of these Zones.

1.3 Archaeological background

1.3.1 Topography

The site lies on high ground close to Hampstead Heath and has underlying topography of London Clay.

1.3.2 Prehistoric

A few isolated archaeological discoveries have been made in the vicinity of the site, including flints found 70m to the north on Hampstead Heath and both Neolithic and Mesolithic axes are recorded within 500m of the site. The Hampstead area is likely to have been attractive to prehistoric people because of its commanding view and easy access to water from the various ponds and springs still found on and around the Heath. A Bronze Age round barrow is recorded on the Greater London Sites and Monuments Record (GLSMR) 900m to the north-east, which is a scheduled ancient monument.

1.3.3 Roman

The site does not lie close to the known Roman road network however some isolated finds are recorded in the vicinity. A Roman cremation burial was found 240m to the south on Well Walk in 1774, along with a coin, lamp and vessel dating to the 1st and 2nd centuries. Additional finds include a Roman coin found 70m north of the site and pottery found to the south.

1.3,4 Saxon

The manor of Hampstead existed prior to the 1066 Norman Conquest and is first mentioned in Saxon records in 975 when King Edgar granted it to Mangoda, one of his nobles. In 986, Ethelread gifted the manor to the Abbot of Westminster and this grant was confirmed by Edward the Confessor in 1065. The manorial lands at this time comprised of between 500 and 600 acres. Although the place name Hampstead is of Saxon origin, no Saxon remains are known to survive above ground in modern day Hampstead and there have been no finds of this date in the vicinity of the site.

1.3.5 Medieval

The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest. In the Domesday book compiled in 1086 the manor is stated to be

worth 55 shillings and the inhabitants of Hampstead are estimated as seven (one villein, five boarders and a serf).

A study of cartographic evidence shows that occupation of the area in medieval times was mainly limited to the village of Hampstead itself. However, Thomson's account of Hampstead in his 1974 book tells of a medieval hamlet located very near to the development site.

1.3.6 Post Medieval

The manor of Hampstead was still owned by Westminster Abbey at the time of the 16th century Dissolution of the monastic houses. There are no records of any great development of the estate up to this moment, and it is presumed that at the Dissolution the population was still relatively small and the majority of land in agricultural use.

The earliest detailed map of Hampstead Village is the John Rocque Survey dating from 1746. Earlier maps do show the village and surrounding area but only as a location, and apart from the existence of a church little information can be gained from them. The Rocque survey shows that a moderate size village had grown up around the High Street and Frognal roads.

To the north, on the edge of the heath, lay no. 22 East Heath Road (Grove House, later Holford or Heathfield House, Melville Hall, and finally Ladywell Court), in 1762 a 'capital messuage' with stabling, a greenhouse, and 1½ a, owned and occupied by Thomas Webb¹. The site area laid in the grounds of this estate at the time and the Os map of 1894 shows buildings very close to or on the site area.

William Shepherd, a local builder, bought the Heathfield or Holford estate in 1875. He built nos. 7-25 Cannon Place (originally called Heathfield Gardens) in 1875-7 and began building in Holford Road in 1876. Batterbury & Huxley designed a studio house, no. 1 Cannon Place, in 1879. Friedrich von Hügel, the theologian, lived in no. 4 Holford Road from 1882 to 1903. High Close on the western side of the road, was built by W. H. Murray in 1884².

1.4 Outline of proposed works

Excavation in the area of the proposed footprint (Fig 2) will be to at least 3 4m in depth in order to construct a below ground level of the proposed building. Formation of retaining walls to boundaries and underpinning will also be necessary.

Further excavations will be undertaken for drainage associated with the new building, a rainwater tank and a pump chamber, all of which will take place in the area of the proposed footprint and the proposed garden area located between the existing building fronting East Heath Road and the proposed building (James Mills pers comm.).

Excavations are expected to remove all surviving archaeology, if present on the site.

¹ 'Hampstead: Hampstead Town', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989), pp. 15-33. URL: http://www.british-history.ac.uk/report.asp?compid: 22634.

² 'Hampstead: Hampstead Town', A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989), pp. 15-33, URL: http://www.british-history.ac.uk/report.asp?compid=22634.

1.5 Status of document

This document forms the written scheme of investigation for archaeological monitoring on the site as required under the archaeological planning condition placed on the development.

This document sets out the methodologies which will be followed during the on-site works and during the post-excavation analysis and reporting stages. These will follow the Standards and Code of Practice laid down by the Institute of Field Archaeologists.

2 Objectives of the watching brief

2.1 General considerations

The purpose of an archaeological watching brief as defined by the Institute of Field Archaeologists (IFA, 2001) is to

record the archaeological resource during development within a specified area using appropriate methods and practices. These will satisfy the stated aims of the project, and comply with the Code of Conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the Institute of Field Archaeologists.

A watching brief is further defined by the Institute of Field Archaeologists as:

a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is the possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

This definition and Standard do not include chance observations, which should lead to an appropriate archaeological project being designed and implemented, nor do they apply to monitoring for preservation of remains in situ.

In all cases, a watching brief will be intended:

- to allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works.
- to provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.

The objective of a watching brief will be intended to establish and make available information about the archaeological resource existing on a site.

The Standard also notes that a watching brief may be the appropriate archaeological response outside the planning process (eg ecclesiastical development, coastal crosion, agriculture, forestry, and countryside management, works by public utilities and statutory undertakers).

2.2 Site specific objectives and research questions

This statement sets out the methods used and approaches taken in dealing with the archaeological resource of the site. The detailed methodology is set in the context of the methods and approaches which are considered most appropriate for an Archaeological Watching Brief on sites in Greater London, in accordance with the advice contained in the English Heritage (GLAAS), Archaeological Guidance Papers 1-5 (revised 1998)

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

The limited nature of the proposed works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. The archaeological brief is essentially limited to establishing where, if at all, archaeological deposits may survive (presence/absence), recording where necessary, and to ensuring that the proposed groundworks do not involve the destruction of any archaeological deposits of national significance. Nevertheless, in addition, a few research questions can be outlined:

Is there any evidence of Prehistoric or Roman occupation of the area?

Are there any remains of post medieval buildings thought to exist on the site?

What was the level of natural topography?

What are the earliest deposits identified?

What are the latest deposits identified?

2.3 General site methodology

- 2.3.1 Properly arranged, a watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow building works to proceed.
- 2.3.2 Initial location and breaking-out of areas to be monitored in the watching brief will be monitored by MoLAS staff.

- 2.3.3 In areas of archaeological interest the excavation and removal of deposits will proceed according to the reasonable advice and guidance given by the attending archaeologist.
- 2.3.4 Archaeologists will be allowed reasonable access in relevant areas of groundworks, so that deposits can be examined and recorded.
- 2.3.5 Trenches may require temporary shoring and groundworks might need to be temporarily re-scheduled in order to provide a safe environment for archaeological recording.
- 2.3.6 Provision will be made, at the earliest stage of development programming, for specified blocks of time to be made available for unrestricted archaeological access to areas of groundworks.
- 2.3.7 In addition to the excavation of man-made deposits, some assessment of any exposed 'naturally deposited' levels will be necessary, especially if these are organically preserved and laid down within archaeological timescales; for example alluvial deposits.
- 2.3.8 If deep cut features are found, such as pits and wells, they may need to be excavated to a greater depth than anticipated in the construction works, provided this is consistent with site safety.
- 2.3.9 Any finds of human remains will be left in situ, covered and protected. If removal is essential it can only take place under appropriate Faculty jurisdiction, Department for Constitutional Affairs, Coroner's Division licence, environmental health regulations, coroner's permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act.. Prior written notice will also be given to the local planning authority. It will be necessary to ensure that adequate security is provided.
- 2.3.10 Where archaeological remains are to be preserved in situ they will be adequately protected from deterioration. Normally this involves covering or wrapping the deposits and features in a geo-textile such as Terram and scaling this with a layer of sand or other suitable soft materials.
- 2.3.11 All finds of gold and silver will be removed to a safe place and reported to the local Coroner according to the procedures relating to Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft
- 2.3.12 The contractors will inform MoLAS at least one week in advance of the start of the proposed groundworks.

- 2.3.13 A Mol AS Senior Archaeologist will monitor the work and record any archaeological remains revealed in the appropriate manner (plans, sections, field notes and/or pro-forma 'context sheets'). Observations will be transformed onto the Ordnance Survey National Grid Projection and heights measured in metres above Ordnance Datum, by direct measurement from verified Ordnance Survey control points. Masonry will be photographed in both black and white and colour media. All recording will be carried out to the format and standards detailed in the Museum of London Archaeological Recording Manual.
- 2.3.14 If significant archaeological deposits survive in any area of the proposed groundworks, the contractors will allow the MoLAS archaeologist(s) to record deposits as required.
- 2.3.15 On completion of the fieldwork a Watching Brief Report will be written. Where appropriate, the report will include specialist reports from, for example, Environmental and Finds team members. A short summary of the results of the work will be submitted to the Greater London SMR and NMR (using the appropriate OASIS archaeological report form) and for publication in the appropriate academic journal. It may only be necessary, in fact, for the excavation to be reported in the 'Excavation Round-up' of the London Archaeologist. Such summary publication will meet the "minimum standards" set out in Appendix 7 of English Heritage's document The Management of Archaeological Projects (1991) and derive from a "phase 2 review" as defined therein.

2.4 Site-specific methodology

2.4.1 The watching brief involves monitoring by MoLAS of the proposed groundworks outlined in section 1.4. Ground reduction in the area of the proposed footprint will be to at least 3-4m in depth in order to construct a below ground level of the proposed building. Formation of retaining walls to boundaries and underpinning will also be necessary.

Further excavations will be undertaken for drainage associated with the new building, a rainwater tank and a pump chamber, all of which will take place in the area of the proposed footprint and the proposed garden area located between the existing building fronting East Heath Road and the proposed building (James Mills pers comm.).

- 2.6.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.
- 2.6.3 The site archive will be so organised as to be compatible with other archaeological archives produced in the Museum of London. It will follow the Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (1998). This requirement for archival compatibility extends to the use of computerised databases.
- 2.6.4 A 'site plan', based on the Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO), will be prepared.
- 2.6.5 Plans and sections will be drawn on polyester based drawing film at a scale of 1:10 or 1:20. 'Single context planning' is preferred on deeply stratified sites.

2.7 Treatment of finds and samples

It is unlikely that there will be many finds or samples removed from the site. Treatment, analysis and subsequent handling of all finds and samples will be carried out by Mol.AS specialists.

- 2.7.1 Where necessary, the strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed by MoLAS. Subsequent on-site work and analysis of the processed samples and remains will be undertaken by MoLAS specialists.
- 2.7.2 Any organic samples will be subject to appropriate specialist analysis. There may be a requirement to submit timbers to dendrochronological analysis and to process some samples to provide C14 dating. Other forms of specialist analysis may also be appropriate.
- 2.7.3 The finds retrieval policies of the Museum of London will be adopted. All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained. No finds will, however, be discarded without the prior approval of the curatorial departments of the Museum of London.

- 2.7.4 All finds and samples will be treated in a proper manner and to standards agreed in advance with the Museum of London. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation's Conservation Guidelines No. 2 and the Museum of London's Standards for the Preparation of Finds to be permanently retained by the Museum of London. Metal objects will be x-rayed and appropriate objects then selected for conservation.
- 2.7.5 The programme of ceramic dating and analysis will be undertaken by MoLAS specialists.
- 2.7.6 Before commencing site works, MoLAS will confirm in writing to the Local Authority that arrangements are in hand to cover all necessary processing, conservation and specialist analysis and storage of finds and samples.

2.8 Ownership of finds

- 2.8.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate the finds to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.
- 2.8.2 These approvals, licences and permissions shall be either confirmed in the Agreement and Contract regulating the archaeological works and/or confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 2.8.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 2.8.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the elient and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

2.9 Reports and archives

2.8.1 The integrity of the site archive will be maintained. All finds and records will properly be curated by a single organisation, and be available for public consultation. The finds from excavations provide an immensely valuable research archive, but the bulk of the material is of little or no financial worth.

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- 2.8.2 Appropriate guidance set out in the Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992), and the Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992), will be followed in all circumstances.
- 2.8.3 The minimum acceptable standard for the site archive is defined in the Management of Archaeological Projects (1991) Section 5.4 and Appendix 3, and discussed in detail in the Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (1998). The archive will include all materials recovered (or the comprehensive record of such materials as referred to above) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent before transfer to the Museum. It will also contain a site matrix (if generated), a site summary and brief written observations on the artefactual and environmental data. Copyright of the written archive will be vested in the Museum.
- 2.8.4 The Museum of London's guidance on the needs of digital storage and archival compatibility will be sought and followed.
- 2.8.5 United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990), and the Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London, (1998) will be followed.
- 2.8.6 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority).
- 2.8.7 A short summary of the results of the work, even if negative, will be submitted to the Greater London SMR and NMR (using the appropriate OASIS archaeological report form), and for publication in the appropriate academic journals (including the annual 'Excavation Round-up' in the London Archaeologist).
 - Such publication will meet the 'minimum requirements' set out in Appendix 7 of the *Management of Archaeological Projects* (1991), and derive from a 'phase 2 review' as defined in the same document.
- 2.8.8 Where the above mentioned 'phase 2 review' indicates the need for further assessment and analysis the recommendations set out in the Management of Archaeological Projects (1991) will be followed.

- 2.8.9 The review process may, as a result of a 'phase 3 assessment' (as defined in the Management of Archaeological Projects), decide that significant archaeological remains uncovered in the course of a watching brief require full academic publication in an appropriate monograph or journal. Such review may conclude that publication must include descriptions and interpretations of the remains uncovered as well as specialist reports on the finds and samples recovered. Contingency arrangements (such as an agreed percentage of the field costs) to provide for this possible element of the work will be made before field-work commences. Site works will not commence until the Local Planning Authority has expressed itself satisfied that suitable arrangements have been made.
- 2.8.10 The above notwithstanding, a Watching Brief Report, or at least an Interim Report setting out the results of the watching brief, will be made available to the client and the Local Planning Authority within 12months of the completion of fieldwork (Note: Interim reports may be publicly disseminated via the Museum of London website).

3.3 Accommodation and facilities

As the excavations will extend over several weeks, the MoLAS archaeologist will require intermittent access to office space for working on the archaeological records and for storing finds, and a lockable facility for storage of tools and equipment. Although the site visits are likely to be intermittent the archaeologist should also have access to toilets with hot and cold water.