



**HEATH HOUSE
North End Way
NW3**

London Borough of Camden

Archaeological desk-based assessment

January 2008



MUSEUM OF LONDON

Archaeology Service

HEATH HOUSE
North End Way
NW3

London Borough of Camden

An archaeological desk-based assessment

National Grid Reference: 526825 186949

Project Manager	Jo Lyon
Reviewed by	Jon Chandler
Author	Heather Knight
Graphics	Sandra Rowntree

Museum of London Archaeology Service

© **Museum of London 2008**

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

tel 020 7410 2200 fax 020 7410 2201

email molas@molas.org.uk

web www.molas.org.uk

Contents

Executive Summary	1
1 Introduction	3
1.1 Origin and scope of the report	3
1.2 Site status	3
1.3 Aims and objectives	4
2 Methodology and sources consulted	5
3 Planning framework	6
3.1 National planning policy guidance	6
3.2 Regional guidance: The London Plan	7
3.3 Local Planning Policy	7
4 Archaeological and historical background	9
4.1 Site location, topography and geology	9
4.2 Overview of past archaeological investigations	9
4.3 Chronological summary	9
5 Archaeological potential	16
5.1 Factors affecting archaeological survival	16
5.2 Archaeological potential	16
6 Impact of proposals	18
6.1 Proposals	18
6.2 Implications	18
7 Conclusions and recommendations	20
8 Gazetteer of known archaeological sites and finds	21
9 Bibliography	23
9.1 Published and documentary sources	23
9.2 Other Sources	24
9.3 Cartographic sources	24

Figures

Cover: Hampstead Heath, painted by John Constable c 1820

Fig 1 Site location

Fig 2 Archaeological features map

Fig 3 Prof John W Hales plan showing the boundaries of Hampstead manor

Fig 4 Rocque's map, 1746

Fig 5 Ellis's manor and parish map, 1762

Fig 6 Newton's 1814 parish map

Fig 7 Ordnance Survey 1st edition 25" map of 1866

Fig 8 Ordnance Survey 2nd edition 25" map of 1894

Fig 9 Water colour drawing of Heath House, dated 1910

Fig 10 Ordnance Survey 60" map of 1935

Fig 11 Ordnance Survey 1:1250 scale map of 1953

Fig 12 Ordnance Survey 1:1250 scale map of 1993

Fig 13 Ordnance Survey 1:1250 scale map of 1999

Fig 14 Plan of the existing basement (On Centre Surveys April 2007)

Fig 15 Proposed basement plan (The Charlton Brown Partnership Architects drg no.1017AP/05, January 2008)

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive Summary

The freeholder property owner of Heath House has commissioned the Museum of London Archaeology Service to carry out an archaeological desk-based assessment in association with proposals to restore and improve Heath House, and replace a separate modern house in the grounds. Heath House is located at the junction of North End Way, and Spaniards Road, London NW3 7ET.

This desk-based assessment forms an initial stage of archaeological investigation of the area of proposed development and may be required at a future date in relation to the planning process in order that the local authority can formulate appropriate responses in the light of any identified archaeological resource.

The proposals for the site consist of two separate elements: development works to Heath House and the replacement dwelling Heath Park.

The proposals for Heath House comprise the demolition of the modern garage extension and the erection of a new two storey building extension with basement to the side. Internal alterations are also proposed for the listed building. These works will require two planning applications: Listed Building Consent and Full Planning Permission.

The proposals for Heath Park involve demolition of the separate dwelling to the rear of Heath House and construction of a new dwelling on the same footprint as the current building. This will be of two storeys with a basement. The redevelopment will require applications for Conservation Area Consent for the demolition and full Planning Permission for the new building.

Heath House is a Grade II Listed Building. The garden wall and railings that surround the house are Grade II Listed. The site is located within the Hampstead Conservation Area but is not located within an Archaeological Priority Area as defined by local authority.*

The site has low potential for archaeological remains dating to the Prehistoric, Roman and medieval periods but high potential for remains dating to the post-medieval period. The current house dates from the 18th century and associated features, such as footings of ancillary buildings, garden features, rubbish/cess pits and wells, may be present.

Construction of the proposed new basement at Heath House would not have a significant archaeological impact as it lies almost entirely within the area of the existing basement where archaeological remains will already have been removed.

Construction of the proposed new building and basement (Heath Park) is unlikely to have a significant archaeological impact as remains will have already been partially or completely removed. The main implications of the scheme in the northern part of the site would be the proposed c 1.5m ground reduction and tree planting, which would remove any archaeological remains present. The proposed geothermal boreholes would remove any archaeological remains from within the footprint of each borehole. The severity of the impact would depend on borehole number, size and the density (not currently known).

In the light of the archaeological potential of the site, in particular for remains of post-medieval date the local authority may request an archaeological watching brief to ensure that important remains were not removed without record. This would be carried out during

ground works in the northern half of the site and possibly in areas of proposed geothermal boreholes (depending on the nature and density). The work would need to be agreed with the local authority's archaeological advisor and carried out in accordance with a written scheme of investigation (WSI).

1 Introduction

1.1 Origin and scope of the report

1.1.1 The freehold property owner has commissioned the Museum of London Archaeology Service (MoLAS) to carry out an archaeological desk-based assessment of proposed development at Heath House, North End Way, London NW3 7ET (National Grid Reference 525825 186949: Fig 1).

1.1.2 The proposals for the site can be split into two elements: Heath House and the replacement dwelling Heath Park.

1.1.3 *Heath House*

The proposals comprise the demolition of the modern garage extension to Heath House and the erection of a new two storey with basement extension to the side. Internal alterations are also proposed for the listed building. The garden area will be landscaped. These works will require two planning applications: Listed Building Consent and Full Planning Permission.

1.1.4 *Heath Park*

It is proposed that the dwelling to the rear will be demolished and a new dwelling, Heath Park, erected on the same footprint as the current building. This will be of two storeys with a basement. This will require applications for Conservation Area Consent for the demolition and full Planning Permission for the new building. Access to Heath Park will be via the existing vehicular entrance from North End Way. The formation level of Heath Park will be generally reduced by up to 1.5m. An array of geothermal boreholes is also proposed and the garden area will be landscaped.

1.1.5 This desk-based assessment forms an initial stage of archaeological investigation of the area of proposed development (hereafter also referred to as the 'site') and may be required at a future date in relation to the planning process in order that the local authority can formulate appropriate responses in the light of any identified archaeological resource. The assessment is solely an archaeological study and has not included an appraisal of the Grade II* Listed Heath House.

1.1.6 The assessment has been carried out in accordance with the standards specified by the Institute of Field Archaeologists (IFA 2001) and the Association of Local Government Archaeological Officers. Under the 'Copyright, Designs and Patents Act' 1988 MoLAS retains the copyright to this document.

1.1.7 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MoLAS, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Site status

1.2.1 The site does not contain any Scheduled Monuments. The front of the site contains Heath House, a Grade II* Listed Building (ref no: 798-1-121516). The house is apparently a poor example having been more or less demolished by bombing in the Second World War and reconstructed largely as a pastiche somewhat unsympathetically in the 1950s (Nick Woodruff of APS Project Management pers. comm.). The garden wall and railings that surround the house are separately Listed

Grade II. It is located within the Hampstead Conservation Area but is not located within an Archaeological Priority Area as defined by local authority. A number of trees on the site are covered by a Tree Preservation Order.

1.3 Aims and objectives

1.3.1 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.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the close proximity of the area of proposed development and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any archaeological remains that may be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known archaeology within a 1km-radius study area around the area of proposed development, as held by the primary repositories of archaeological information within Greater London. These comprise the Greater London Sites and Monuments Record (GLSMR) and the London Archaeological Archive and Resource Centre (LAARC). The SMR is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London.
- 2.1.3 In addition, the following sources were consulted:
- MoLAS – Geographical Information System for Greater London, the MoLAS deposit survival archive, published historic maps and archaeological publications
 - National Monuments Record (NMR) – information on statutory designations including Scheduled Monuments and Listed Buildings
 - Camden Local Studies and Archives Centre – historic maps and published histories
 - British National Copyright Library – Ordnance Survey maps
 - British Geological Survey (BGS) – geology map sheet 270
 - The Charlton Brown Partnership Architects – architectural drawings (CBPA August 2007), existing site survey (On Centre Surveys March 2007).
 - Internet - web-published material including Local Plan
- 2.1.4 Nick Woodruff of APS Project Management and Liz Howe of Montagu Evans who are assisting the freehold owners provided further details of the proposals.
- 2.1.5 The assessment included a site visit carried out on the 9th of October 2007, in order to determine the topography of the site and existing land use, and to provide further information on areas of possible past ground disturbance and general archaeological potential. Observations made on the site visit have been incorporated into this report.
- 2.1.6 The degree to which archaeological deposits actually survive on the site will depend on previous land use, so an assessment is made of the destructive effect of the previous and present activity and/or buildings, from the study of available plan information, ground investigation reports, or similar.
- 2.1.7 Fig 2 shows the location of known archaeological sites and finds within the study area. These have been allocated a unique assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. A full bibliography and list of sources consulted may be found in section 9.

3 Planning framework

3.1 National planning policy guidance

Archaeology

- 3.1.1 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.

Built heritage

- 3.1.2 In 1994, the Department of the Environment published its *Planning Policy Guidance Note 15: planning and the historic environment* (PPG15). This sets out the Secretary of State's policy on the visible remains of historic buildings, spaces and structures, and provides recommendations many of which have been integrated into local development plans. The key points in PPG15 can be summarised as follows:

It is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and the past.

The Secretary of State attaches particular importance to early consultation with the local planning authority on development proposals which would affect historic sites and structures, whether listed buildings, conservation areas, parks and gardens, battlefields or the wider historic landscape. There is likely to be much more scope for refinement and revision of proposals if consultation takes place before intentions become firm and timescales inflexible.

Local planning authorities should also consider, in all cases of alteration or demolition, whether it would be appropriate to make it a condition of consent that applicants arrange

suitable programmes of recording of features that would be destroyed in the course of the works for which consent is being sought.

3.2 Regional guidance: The London Plan

- 3.2.1 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."

3.3 Local Planning Policy

- 3.3.1 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.

- 3.3.2 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.

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

4 Archaeological and historical background

4.1 Site location, topography and geology

- 4.1.1 The site is situated on a triangular plot of land bounded by North End Way to the west, Spaniards Road to the east and by a footpath and woodland to the north (NGR 525825 186949: Fig 1). The front of the site contains Heath House, a Grade II* Listed Building. To the rear of Heath House is a detached building, Heath House Annex, which is situated adjacent to the northern site boundary. Current site access to Heath House and the Annexe is from the eastern gated entrance at the corner of Spaniards Road and North End Way.
- 4.1.2 The site falls within the historic parish of Hampstead, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 4.1.3 The site lies on high ground close to Hampstead Heath and the underlying geology is London Clay (BGS sheet 270), sealed by both Claygate and Bagshot Beds, which are deposits of mixed sands and clays. The level of natural beneath the site is not certain but ground level slopes from *c* 135m Ordnance Datum (OD) on the southern side of the site down to *c* 133m OD in the northern area of the site (On Centre Surveys drg no. 17195A-1, March 2003).
- 4.1.4 In this area, rainwater, which percolates through the upper sands until it reaches the London Clay, runs out through spring lines forming numerous streams. One of these, the western arm of the River Fleet, rises close to the eastern edge of the site near the Vale of Health and forms Hampstead Ponds, *c* 400m to the east of the site, before flowing south-east to join the Thames at Blackfriars (Barton 1992, 23). A spring, which feeds a stream which in turn flows towards the Dollis Brook, a tributary of the River Brent, rises *c* 330m to the west of the site (Barton 1992, 113).

4.2 Overview of past archaeological investigations

- 4.2.1 There have been few archaeological investigations (**DBA 1** to **DBA 14**) in the immediate vicinity of the site and our current understanding is somewhat limited. The excavations that have been conducted in the area show that the site was in the centre of an occupied landscape during the prehistoric period but was probably wooded or open heathland until the area began to develop from the 18th century onwards. The results of these investigations, along with other known sites and finds within the study areas, are discussed by period, below.

4.3 Chronological summary

Prehistoric period (c 500,000 BC–AD 43)

- 4.3.1 The Lower and Middle 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 being a treeless steppe-tundra to one of birch and pine woodland. It is probably at this time that this part of England saw continuous occupation.
- 4.3.2 The Mesolithic hunter-gather communities of the postglacial period (*c* 10,000–4,000 BC) inhabited a still largely wooded environment. The Hampstead area is likely to

have been attractive because of its commanding views and ready access to natural springs. The streams and river valleys such as the Fleet and Brent, would have been especially favoured in providing a predictable source of food, from hunting and fishing, and water, as well as a means of transport and communication.

- 4.3.3 Evidence of human activity during the Mesolithic is largely characterised by finds of flint tools and waste rather than structural remains. Finds on Hampstead Heath, including many Mesolithic *in situ* flint tools, pits, postholes, and burnt stones, indicate a community of hunter-gatherers of *c* 9625BP (before present). An occupation site (**DBA 14**), *c* 580m to the north-west was first discovered in the 1970s and finds included flint microburins, cores, blades and burnt flint. Further excavation on the same site in 1984 to 1985, recorded 12,500 flints and between 8,000 and 10,000 burnt stones. A number of small flint flakes (**DBA 16**) probably of Mesolithic date were found in 1992 at the bottom of the garden, *c* 1km to the north-west of the site and numerous Mesolithic blades, cores and flakes (**DBA 17**) have been found sporadically in Golders Hill Park, *c* 700m to the north-west of the site. In addition three flint flakes, a blade and burnt flint (**DBA 18**), was found in 1962 on West Heath, *c* 320m to the west of the site. Both the occupation site (**DBA 14**) and the isolated flints (**DBA 16**) and the tools and cores from Golders Hill Park (**DBA 17**) and flints from West Heath, were all found close to a water course, the source of which is a spring *c* 300m to the west of the site. A Mesolithic axe (**DBA 23**), was found *c* 585m to the east of the site and another prehistoric flint artefact (**DBA 22**) was found *c* 550m to the east of the site. Both these finds are close to Hampstead Ponds, the source of the Fleet.
- 4.3.4 The Neolithic (*c* 4000–2000 BC) is traditionally seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. From pollen records we know that forest clearance occurred over large areas of the British Isles during this period. The heavy, poorly drained soils of Hampstead Heath would not have made this an attractive area to early farmers, however it has been suggested that hunting and gathering continued to play an important part in the economy of the Neolithic and the streams and woods in the area would still provide vital resources (AGL 2000, 71).
- 4.3.5 An evaluation in 1995 at West Heath Road (**DBA 7**), *c* 850m to the west, found three flint blades of possible Mesolithic/Neolithic date, although these are believed to be redeposited. The SMR records that a fragment of a Neolithic polished stone axe/adze (**DBA 20**) was found in 1918 on Hampstead Heath allotments, *c* 170m to the east of the site. The SMR also records 12 prehistoric flint scrapers, used for preparing animal skins, were found on Hampstead Heath. Two scraper cores and a flint hammerstone are also recorded at the same location. In 1978, three struck flints (**DBA 21**) were found amongst tree roots on the path above Vale of Health, *c* 260m to the south-east of the site. The SMR records flint artefact, potsherds and flints found in the Vale of Health in 1940 at the same location.
- 4.3.6 The Bronze Age (*c* 2,000–600 BC) is characterised by technological change when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is traditionally seen as a period of increasing social complexity and organised landscapes, possibly due to increasing population and pressure on available resources.
- 4.3.7 An Early Bronze Age round barrow (**DBA 15**), which is a Scheduled Monument, *c* 1km to the east of the site, was briefly excavated in 1894 by Sir Hercules Read (the Keeper of the British Museum) although no burial was found. Round barrows were used for high status burials and are not necessarily indicative of settlement activity in

the immediate vicinity, for there is still, in many areas, very little direct evidence of permanent settlement and its thought that a predominantly mobile human existence continued until the Middle Bronze Age (Woodward 2000, 51). Settlements associated with cemeteries are difficult to identify as cemeteries can act as boundary markers on the periphery of territories and contain the burials of communities who lived much further afield or be established by a pastoral community that was dispersed over a wide area (Bradley 1997, 86–89). The SMR records a prehistoric earthwork (**DBA 19**), c 50m to the south-west, on the site of Jack Straws Castle. Barratt, in his *Annals of Hampstead* (vol i, 69) published in 1912, states: ‘In early days they had been an earthwork on the site [of Jack Straw’s Castle] which might have given rise to the name “castle”.’ This appears to be the only reference to the earthwork and it is not clear what type, or date, of earthwork is being described.

- 4.3.8 During the Iron Age (c 600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, necessitating the utilisation of previously marginal or difficult land, reflected in the intensification of agricultural practices. The Iron Age in lowland Britain saw the emergence of hillforts, generally believed to have been linked to the possession and utilisation of land within tribal territories. There is no record of Iron Age finds having been recovered in the vicinity of the site and it is probable that the site lay some distance from any settlement.

Roman period (AD 43–410)

- 4.3.9 During the Roman period it is likely that the site was wooded or in an area of marshy ground some distance from any area of settlement, although there is the possibility that a Roman shrine was situated somewhere to the east of the site (AGL 2000, 157).
- 4.3.10 After the arrival of the Romans in AD 43, a network of roads was soon established. One of the main roads that ran north from the centre of London was later called Watling Street, which was located c 2.4km to the south-west of the site. It has also been suggested that a Roman road from St. Albans to the west of the City of London passed through Hampstead (Viatores 1964, route 167), but this has yet to be confirmed by archaeological evidence. Roman pottery was recovered from the fills of post-medieval features on the site at Frogna Rise (**DBA 2**), c 540m to the south of the site.
- 4.3.11 Shrines and temples were often established on hill tops and at springs and wells. The source of the Fleet River, c 300m to the east of the site, may also have been a focus for ritual activity as some Roman finds are known from the high ground in Hampstead (AGL, 2000, 157). A Roman coin Victorinus (AD 268–70) found in 1978 (**DBA 21**), c 260m to the south-east of the site was found close to the source of the Fleet. In 1774, Roman cremation burial (**DBA 24**), which dated to the 1st and 2nd centuries and included a coin, lamp and a vessel, was found c 580m to the south-east of the site.

Early medieval period (AD 410–1066)

- 4.3.12 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. 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.
- 4.3.13 At the beginning of the early medieval period it is likely that the site was within an area of woodland known as Wildwood, which formed part of Eton College’s Wyldes

estate in Hendon as this is thought to have originally extended across to the northern slopes of Hampstead Heath (VCH *Middlesex* ix, 66–71). The woodland would have been used in a variety of ways; including providing pannage, the practice of turning out domestic pigs in a wood to feed on beechnuts and acorns, and providing the raw material for charcoal-burning, which is documented as having taken place on the Hampstead Heath in the 10th century (VCH *Middlesex* ix, 8–15). Excavations in the 1970s and 1980s (**DBA 14**), c 580m to the north-west of the site recovered small, abraded sherds of coarse, hand-made pottery and a Saxon hearth, which was possibly used for charcoal burning. At least some of the woodland had been cleared in the area as the name Hampstead is of Saxon origin meaning a ‘farm site’ (Gover, Mawer, Stenton 1987, 111).

- 4.3.14 The boundaries of the manor (estate) of Hampstead are described in a charter of King Edgar dated to c AD 970. There is a reference to one of the northern manorial boundary markers at Sandgate, which has been identified with North End (VCH *Middlesex* ix, 1–3), suggesting that it may have been located in the vicinity of the site.
- 4.3.15 In the 11th century, the manor of Hampstead was the property of Westminster Abbey and the demesne farmland (land retained by the Abbey rather than rented out) occupied the centre of the parish, with woodland and heath to the north and north-east (VCH *Middlesex* ix, 66–71). The centre of the village (**DBA 25**) was located c 750m to the south of the site. A map produced by Professor John W Hales (Fig 3) shows the boundaries of the manor; the site being towards the manor’s northern edge.

Later medieval period (AD 1066–1485)

- 4.3.16 It is likely that the site was either wooded or on the edge of agricultural land during the later medieval period. The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest (VCH *Middlesex* ix, 66–71). Domesday Book (1086) describes the manor as worth 55 shillings with seven inhabitants. Cartographic evidence suggests that occupation of the area in medieval times was mainly limited to the village of Hampstead.
- 4.3.17 An ancient route across the Heath to Hendon took a sharp westward turn, before turning north again (VCH *Middlesex* ix, 66–71). Its twists were presumably imposed by obstacles, probably dense woodland, at the location marked as Wildwood Corner, c 500m to the north of the site. By 1740 a cutting had been made through the Heath west of the old route, creating the modern North End Way (formerly Road), a more direct route to Hendon (*ibid*).
- 4.3.18 In 1992, an archaeological watching brief at Frognaal Rise (**DBA 2**), c 540m to the south of the site, revealed postholes, gullies and a pit which contained pottery dating to 1150–1500, suggesting occupation and agriculture during this period. Colluvial, or hillwash, deposits, contained pottery dating from mid-13th to 14th century. Remains of a platform terraced into the hillside and a structure, initially of timber and later of brick, was built c late 15th to early 16th century. A cesspit was associated with the earlier structure; above which were the remains of a semi-cellar floor, steps and walls.

Post-medieval period (AD 1485–present)

- 4.3.19 The site was open ground on the highest point of Hampstead Heath (Baines 1889, 65) until Heath House was built in the mid 18th century. 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 (VCH *Middlesex* ix, 66–71).
- 4.3.20 In the late 16th century there was a wayside cottage at the northern end of the Heath (*ibid*). Cottages were mentioned on the northern part of the Heath in 1666 and at Wildwood Corner in 1679 and 1685 (*ibid*). By the end of the 17th century, there were houses around the current White Stone Pond where the road turned west and on both sides of the road where it turned north again formed a village called North End, c 390m to the north-west of the site (*ibid*).
- 4.3.21 On the west side of the junction of North End Way and Spaniard's Road, stood an inn called Jack Straw's Castle, which may have been in existence in the mid 16th-century. In 1670, Henry Skerrett was licensed to enclose 2 acres of Heath, on the west side of North End Way, as a bowling green to entertain guests. There were new buildings there in 1673, a house and a cottage next to the bowling green by 1686, and three cottages by 1711 (VCH *Middlesex* ix, 66–71).
- 4.3.22 On the eastern of Spaniard's Road, which forms the site's eastern boundary was an area of bog called Gangmoor, later called Vale of Health, described in the 18th century as 'a stagnate bottom, a pit in the Heath'. Gangmoor was later known as Hatches or Hatchett's Bottom, after an early-18th-century harness maker called Samuel Hatch. He appeared before the Manor Court, held at Jack straw's Castle, for illegally building a shop on the highway at Jack Straw's Castle and dumping his hides (*ibid*). In 1718, he was granted a plot of waste land, presumably on the western side of Spaniard's Road. Other small plots were taken from the Heath near Jack Straw's Castle during the 18 years from c 1720, when the stewardship of the manor was in dispute, and in 1737 several people had claimed land in the area which by then was called Littleworth. Most, like Samuel Hatch, were local tradesmen or craftsmen but by 1720, the gentry had begun to move in (VCH *Middlesex* ix, 66–71).
- 4.3.23 The name Vale of Health is first recorded in 1801 and may have originated as a euphemism or as a new name invented in a deliberate attempt to change the image of the place, which was during the 18th century occupied by several tanners, including Samuel Hatch (VCH *Middlesex* ix, 71–73). The geography and natural resources of this part of Hampstead would have been a good location for tanners. The eastern edges of settlements were ideal locations for this form of activity, as the prevailing wind, which is westerly, would carry the noxious vapours away from the local inhabitants (Knight and Jeffries 2003 39–41). The tanning process requires large quantities of water and oak bark, which would also have been readily available (*ibid*).
- 4.3.24 In 1777, the Hampstead Water Co. enlarged the pond c 400m to the east of the site and drained the marshy ground, and in 1779, three cottages were built there for the poor to replace those which passed into private ownership at the increasingly fashionable Littleworth.
- 4.3.25 The earliest detailed map of Hampstead Village is John Rocque's map of 1746 (Fig 4). 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. Rocque's map shows that a moderate size village had grown up around the High Street and Frognaal Road. The site itself is shown as open ground bounded by a road to the east, now Spaniards Road, and a road to the west, now known as New North Way.
- 4.3.26 By 1762, the site was owned by Christopher Arnold, a goldsmith and partner in

Hoare's bank who built a house and stabling on the 1.5 acre site (VCH *Middlesex* ix, 66–71). The manor of Hampstead was surveyed in 1762 by James Ellis, whose plan of the manor (Fig 5) shows the site, labelled '264', in detail. The house is shown on the south-western side of the site close to Spaniards Road with a number of smaller buildings to the west and north. The list of awards that accompanied his plan states: 'A capital Messuage [dwelling house and the site occupied by it] being the Dwelling House of and belonging to Mrs Arnold with outhouse coach house stabling necessary houses yards large gardens and forecourt. NB The walks enclosed by the rail fence in which the trees are planted all round with the Grove before the forecourt is waste or not granted contains.'

- 4.3.27 The house later became known as Heath or Heath House (VCH *Middlesex* ix, 66–71). The house became a Grade II * Listed Building on 14th of May 1974. The listing describes the house as:

Substantial detached house. Early C18 with early C19 extension to right. Later addition to the rear. Multi-coloured stock brick with red brick dressings and band at 1st floor level. Hipped tiled roof with segmental headed dormers and late C19 terracotta bracketed cornice. 2 storeys, attics and semi-basement. Double fronted with 5 windows. Extension has 2 windows. Ionic pedimented portico; radial patterned fanlight and panelled door. Gauged red brick flat arches to slightly recessed sashes with exposed boxing. Extension with tripartite sash at ground floor level. Terracotta cornice surmounted by cement balustraded parapet. Right hand return with canted bay rising full height of house.

- 4.3.28 The house and outbuildings sustained significant damage during bombing in World War II and appears to have been reconstructed unsympathetically in the 1950s.
- 4.3.29 The garden wall and railings that surround the house are Listed separately (Grade II) and are described as:

Garden wall and railings to Heath 14/05/74 House GV II Garden wall & railings. C18. Brown brick garden wall with buttress piers along Spaniard's Road. Extension with cast-iron railings and urn finials.

- 4.3.30 By the end of the 18th century, the hamlet of Littleworth consisted of Heath House on the east side of the New North Way, Jack Straw's Castle and nine cottages, on the west side, and a house and two cottages a little to the north, also on the west side (VCH *Middlesex* ix, 66–71).
- 4.3.31 In 1790, Samuel Hoare, a Quaker, banker and philanthropist, moved from Stoke Newington for the healthy elevation of Heath House (Cathcart Borer 1976, 98). The Hoare family were Quaker, later Anglican, bankers, prominent in the anti-slavery movement and familiar with many leading politicians and literary figures (VCH *Middlesex* ix, 66–71).
- 4.3.32 In 1801, the parish of Hampstead was still rural, as can be seen by Constable's painting of Hampstead Heath (front cover) and had a population of just 691 (Barratt 1912, vol ii, 69). Newton's 1814 parish map (Fig 6), shows Heath House in the southern area of the site with a smaller building, possibly the stable block to the north-west of the main house.
- 4.3.33 The Ordnance Survey (OS) 1st edition 25" map of 1866 (Fig 7), shows the site in detail. The main house is shown occupying the southern area of the site, accessed via a 'U' shaped driveway, on either side of which was gardens. To the west of the house is a range of three buildings which are the stables and coach house, these are accessed via a gateway onto North Way Road. The stables are arranged around a courtyard, in the centre of which is a pump.
- 4.3.34 To the rear of the main house are formal gardens with lawns and trees. The north-western corner of the site is occupied by glasshouses and vegetable gardens, which may have been positioned in this area to take advantage of the rear south facing wall.

- The large glasshouse may have been the vinery which was mentioned in 1886 in a report of a sparrow hawk which: ‘dashed through a pane of glass in the garden of Heath House. It was stunned in coming into contact with the wall of the vinery but recovered.’ (Barratt 1912, vol iii, 185). The OS 2nd edition 25” map of 1894 (Fig 8) shows a similar arrangement of buildings on the site.
- 4.3.35 Heath House remained the property of the Hoare family until 1911 although it had been leased from 1876 (*ibid*). From 1888, the house was occupied by Sir Algernon Borthwick, later Baron Glenesk, the newspaper proprietor, and by 1911, by the philanthropist Edward C. Guinness, Viscount and later earl of Iveagh. When he left for Kenwood in 1919, Guinness was succeeded by his third son the statesman Walter Edward Guinness, later Baron Moyne (*ibid*). A water colour drawing (Fig 9) by A R Quinten entitled ‘Heath House at the junction of Spaniards Road and North End Road near Jack Straw’s Castle’ and dated 1910, shows the house set in wooded grounds surrounded by iron railings.
- 4.3.36 The OS 3rd edition 25” map of 1914 (not illustrated) and OS 6” map of 1935 (Fig 10), show a tennis court and the staff house had been constructed in the north-western area of the site, to the south of the vinery.
- 4.3.37 Much of North End was destroyed or damaged by a parachute mine during the Second World War (*ibid*) and a newspaper report published in the Times on 29th March 1941, stated that a second land-mine had damaged Jack Straw’s Castle and Heath House. The London County Council’s bomb damage map (not illustrated) produced after the Second World War show that Heath House had been deemed to have sustained general blast damage while the stable buildings close the road had been damaged beyond repair. The house was subsequently repaired, and but was not lived in after the war damage until it had been repaired. Jack Straws Castle was completely rebuilt in 1962 (Smith 2000, 17).
- 4.3.38 The site is to the north of a war memorial. The war memorial dates from 1922 but was extended and in 1953 and moved from the middle of the road to ground denoted by the owners of Heath House (Wade 2000, 81). The OS 1:1250 scale map of 1953 (Fig 11), shows the newly repositioned war memorial immediately to the south of the site. The 1:1250 scale map of 1953 and the OS 1:1250 scale map of 1970 (not illustrated) show the stables to the west of the main house, which had been badly damaged during the Second World War, had been demolished along with the small building at the west end of the glasshouse.
- 4.3.39 Heath House was occupied from 1971 by Peter King, the publisher, and, was sold in 1977 to a property developer (VCH *Middlesex* ix, 66–71). The Garden House, a single storey building which now occupies the northern part of the site was constructed in the 1980s and is shown on the OS 1:1250 scale map of 1993 (Fig 12). The OS 1:1250 scale map of 1999 (Fig 13) and the OS 1:1250 scale map of 2004 (not illustrated) both show a brick extension to the western side of the house. This is shown on a recent land survey drawing (On Centre Surveys drawing no17195A-1 March 2003 – not illustrated), as a brick built garage.

5 Archaeological potential

5.1 Factors affecting archaeological survival

Natural geology

- 5.1.1 The site is situated on the Claygate and Bagshot Beds above the London Clay. The depth of natural is not certain but ground level slopes from *c* 135m OD on the southern side of the site down to *c* 133m OD in the northern area of the site.

Past impacts

5.1.2 *Heath House*

The site was wooded or open land until the construction of the current house in the 18th century. Heath House is terraced in the natural slope with ground floor on the northern side of the house reached by a flight of steps. The existing basement is *c* 133.48m OD beneath the main house and 134.04 m OD in the area of the garages. Existing ground level to the front of Heath House is *c* 136.63m OD and 137.45 in front of the garages. The entrance to the garage at the rear is 133.80m OD. Construction of the basement will probably have removed archaeological remains from within its footprint. The original stables and buildings to the west of Heath House were seriously damaged by bombing during World War II, which led to their demolition. It is uncertain to what extent the bomb damage affected archaeological survival in this area.

5.1.3 *Heath Park*

The construction of the dwelling to the rear of Heath House at the northern end of the site will have had an impact upon any archaeological remains. The building has a swimming pool and along with services and existing foundations, will have removed archaeological remains from within the footprint of the building, possibly other than the bases of atypically deep cut features.

Likely depth/thickness of archaeological remains

- 5.1.4 Given the slope from north to the south, the underlying natural deposits are unlikely to be of a uniform depth across the site. The depth of archaeological remains uncertain but might be encountered fairly close to the ground surface.

5.2 Archaeological potential

- 5.2.1 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.

- 5.2.2 *The site has uncertain possibly low potential to contain archaeological remains dated to the prehistoric period.* The site's location, with commanding views and nearby water sources, together with evidence nearby of Mesolithic activity, suggests that the site may have potential to contain prehistoric remains. Such remains could include isolated artefacts such as flints. The site of earthwork, potentially of prehistoric date, has been recorded on the site of Jack Straws Castle *c* 50m to the south-west of the site. The exact form, nature and extent of the earthworks is not known (ie whether the enclosure extends towards/included the site) but suggests there may be potential for Bronze Age or Iron Age activity.

- 5.2.3 *The site has a low potential to contain archaeological remains dated to the Roman period.* The site is located some distance from a main Roman road but it has been suggested that the source of the Fleet, c 300m to the east, is a likely location for a shrine or sanctuary. Roman finds have been found in the vicinity and suggest occupation in the area, the location and nature of which is not currently known.
- 5.2.4 *The site has a low potential to contain archaeological remains dated to the medieval period.* The site is located c 750m to the north of the centre of the medieval village and it is likely that the site was wooded or marginal land at the beginning of the period and probably farmland at the end of the medieval period. Remains could include evidence for early industrial activity such as charcoal burning or agricultural field ditches.
- 5.2.5 *The site has a high potential to contain archaeological remains dated to the post-medieval period.* The current house dates from the 18th century and remains associated with the house, such as structural remains of ancillary buildings and garden features and cut features such as wells, may be present.

6 Impact of proposals

6.1 Proposals

Heath House

- 6.1.1 The development proposal comprises the demolition of the existing modern garage extension to Grade II* Listed Heath House and the erection of a new building with a basement (Fig 14 and Fig 15). The proposed basement is almost entirely within the footprint of the existing lower ground floor, other than a thin *c* 1m-wide strip along the western side, where the proposed basement is slightly larger. The existing basement is *c* 133.48m OD beneath the main house and 134.04 m OD in the area of the garages. The proposed basement will be *c* 2.4m below this with a further *c* 2m excavation for pool (Nick Woodruff e-mail comm. 01/11/07). The new basement would have piled foundations.

Heath Park

- 6.1.2 The proposal for the northern half of the site comprises:
- Demolition of the dwelling to the rear of Heath House in the northern part of the site and the construction of a two-storey dwelling with a basement, Heath Park, on the same footprint. The depth of the basement is not currently known (assumed here to be a standard 3.5m deep basement).
 - The existing garden will be landscaped. The formation level in the northern part of the site would be generally reduced by up to 1.5m including adjacent grounds (Nick Woodruff e-mail comm. 12/10/07). The exact extent of these groundworks was not known at time of writing. The proposals also include tree planting in various parts of the site.
 - At time of writing the design team were also considering ground source heating as a renewable heat source. This would entail an array of geothermal boreholes. The location, diameter and spacing of the boreholes is not known.

6.2 Implications

Heath House

- 6.2.1 Construction of the proposed new basement would not have a significant archaeological impact as it lies almost entirely within the area of the existing basement, where archaeological remains will already have been removed (possibly with the exception of deep cut features in the southern part of the building).

Heath Park

- 6.2.2 Demolition of the existing rear dwelling along with construction of a basement would potentially remove any archaeological remains which may exist within the footprint of the basement. It is very likely, however, that archaeological remains here will have already been partially or completely removed during construction of the existing building, swimming pool and services.
- 6.2.3 The proposed landscaping and ground profiling in the northern half of the site, along with the proposed tree planting, which would potentially partially remove

archaeological remains. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath the impact level, but their context could be lost.

- 6.2.4 Construction of the geothermal boreholes will pass through the sub ground levels and potentially remove any archaeological remains from within the footprint of each borehole. The severity of the impact would depend on the diameter of the boreholes and the density.

7 Conclusions and recommendations

- 7.1.1 Heath House is a Grade II* Listed Building. The garden wall and railings that surround the house are Grade II Listed. The site is located within the Hampstead Conservation Area but is not located within an Archaeological Priority Area as defined by local authority.
- 7.1.2 The site has low potential to contain prehistoric remains. The site occupies a prominent topographical position and is located close to natural water sources. Mesolithic flint artefacts have been recovered from the vicinity of the site and later prehistoric earthworks observed nearby. The site has a low potential to contain archaeological remains dated to the Roman period. The site is located some distance from a main Roman road but it has been suggested that the nearby source of the Fleet has the potential for the location for a shrine or sanctuary. Roman finds, including a cremation burial, have been found in the vicinity. The site has a low potential to contain medieval remains as it is likely that the site was open fields or woodland, being located some distance from the main settlement at Hampstead. Evidence for early industrial activity such as charcoal burning or agricultural field ditches is possible. The site has a potential to contain archaeological remains dated to the post-medieval period. The current house dates from the 18th century and associated, such as footings of ancillary buildings, garden features, rubbish/cess pits and wells, may be present.
- 7.1.3 **Heath House:** construction of the proposed new basement would not have a significant archaeological impact as it lies almost entirely within the area of the existing basement where archaeological remains will already have been removed.
- 7.1.4 **Heath Park:** construction of the new building and basement would remove any archaeological remains that survive within the footprint of the building. It is likely that archaeological remains here will have already been partially or completely removed during construction of the existing building. The main implications of the scheme in the northern part of the site would be the proposed c 1.5m ground reduction and tree planting, which would potentially partially or completely remove archaeological remains within the areas affected. Construction of the geothermal boreholes would remove any archaeological remains from within the footprint of each borehole. The severity of the impact would depend on borehole number, size and the density (not currently known).
- 7.1.5 In the light of the archaeological potential of the site, in particular for remains of post-medieval date, there is a potential for the local authority to request an archaeological watching brief to ensure that remains were not removed without record. This would be carried out during ground works in the northern half of the site and possibly in areas of proposed geothermal boreholes (depending on the nature and density). The work would need to be agreed with the local authority's archaeological advisor and carried out in accordance with a written scheme of investigation (WSI).

8 Gazetteer of known archaeological sites and finds

The table below 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.

DBA No.	Description	Site code/ SMR No.
1	110 West Heath Road Natural sands were sealed by sub- and topsoils.	WHA95
2	Frognaal Rise, Mount Vernon - Archaeological excavation in 1995 found natural sands and clays sloped down from E-W. At the E end of the site two sherds of Roman pottery were recovered from the fills of post-medieval features. At the W end of the site and bottom of the slope, the natural was overlaid by hillwash deposits containing pottery dating from mid-13th to 14th c. They were cut by a vaulted brick drain and a possible robbed-out wall of 17th to early 18th-c date. To the N of these a large pit contained 17th-c pottery. Later dumping and levelling appeared to be 19th-c in date and associated with the Victorian hospital. The natural hillside topography had been substantially altered by post-medieval terracing and associated dumped levelling, the latter sealing small areas of the original landscape, including hillwash. Beneath this hillwash natural sands and clays were cut by postholes, gullies and a pit which contained pottery dating to 1150-1500: they may have been the remnants of a medieval field system and associated fence lines, suggesting agricultural use of the land during this period. The hillwash deposits above imply that natural and agricultural processes have resulted in downward soil movement. On the W side of the site, at the bottom of the slope, a platform was terraced into the hillside and a structure, initially of timber and later of brick, was built c late 15th - early 16th c. A cesspit was associated with the earlier structure; above it were the remains of a semi-cellar floor, the steps leading to it and walls. The structure was repaired and renewed several times, probably continuing in use throughout the 17th, 18th and well into the 19th c. Site of Mount Vernon Poor House	MTV95 084242
3	46 High Street - Archaeological Watching brief/Standing Structure recording in 1992. Partitions, blocked windows, doors and staircase details were recorded within the 17th/18th c standing building. A range of post-medieval features associated with the house, including drains and a cesspit, were revealed in excavations in the rear garden.	HHS92
4	27 Church Row. An undated steep-sided cut feature and surviving archaeological deposits were sealed by modern made-ground.	CCH92
5	New End Hospital, Hampstead- Archaeological evaluation in 1995. Two areas were excavated: Area 1 was a former car park fronting Heath Street and Area 2 comprised an upper and lower terrace immediately S of Kendalls Hall. Dumped deposits with concentrations of red brick hard-core, concrete and late 18th- and 19th-c pottery within a sandy clay loam matrix, were found in trench 1, Area 1. Excavation continued to a depth of 3.9 m below ground surface. Dumped deposits continued to this depth and pottery recovered from the earliest deposit identified in the sequence suggests a late 18th- to 19th-c date. The first 2m of excavation on the top terrace in Area 2 revealed clayey-sand dumped deposits, which sloped gradually towards the enclosing terrace wall to the S. A natural light yellow sand was identified at a depth of 4.1 m below ground surface. The dumped deposit represents the in-filling of the terrace put in place during the construction of the hospital. A red brick structure, possibly an outhouse, was located in the centre of trench 3 in Area 2. A hard-core rubble fill overlay natural sand to the W, and a light brown garden soil which contained late 17th-c pottery overlay the clayey silt to the W. A single 16th-c sherd was thought to be residual.	NES95
6	Inverforth Close No information available at time of going to press.	INV95
7	West Heath Road - Evaluation in 1995 found 3 flint blades of possible Mesolithic/Neolithic date. These are believed to be redeposited. Pottery sherds of post medieval date (from C16 to C20) were also recovered.	WHB95
8	Farm House, Kenwood House A fragment of external farm yard was revealed at the base of two spoil heaps to the SW of the Farm House, within a former quarry	HAD94

DBA No.	Description	Site code/ SMR No.
	which had been dug before the farm's erection after 1794. The heaps were of 20th-c date, comprising bands of coking ash and sand, with frequent occurrences of ceramics and glass utilitarian wares of the Express Dairy (which had tenure of the farm for several years).	
9	14 Flask Walk Excavation in 1990 encountered 18th-c walls, apparently part of a rear cellar of the earlier Flask Tavern.	FLK90
10	13 Church Row Trial trenching in 1976 on a site within the medieval settlement area of Hampstead showed that all archaeological deposits had been removed by modern site levelling.	CRO76
11	St John's Chapel, Downshire Hill The chapel, a Grade I Listed Building, was recorded. It is set among Regency period villas, constructed in 1822-23 as part of a successful speculative venture by Kennington builder William Woods and it remains the only proprietorial chapel in the diocese of London, whose rights are vested in the congregation. The church was constructed in austere Classical style, and unusually, has remained largely unaltered. It has become a rare example of its type.	DWH02
12	St John, Church Row - no further details are currently available	JNC05
13	R/O 19 East Heath Road – no further details are currently available	EHR07
14	Mesolithic occupation site - many surface finds found in 1973-6. Excavated in May 1976 by HADAS. They found worked flints including microburins, cores, blades, burnt flint, porcelain, crazed pebbles & a charcoal scatter, all indicating a possible occupation site. In 1984 to 1985 they recorded 12,500 flints & 8 to 10,000 burnt stones. The site was dated as 9625 +/- 900 bp (before present.) The area to the north east of the site was disturbed in the 17th century Saxon hearth - small, much abraded sherds of coarse, hand-made pottery found during 1st season of HADAS excavations on West Heath. Later excavations found saxon hearth probably for charcoal burning.	081726 081794
15	Bronze Age barrow on Parliament Hill Scheduled Monument - It was briefly excavated in 1894 by Sir Hercules Read, the Keeper of the British Museum, who found that the top foot or so consisted of modern rubbish; so whether or not it is old, it has certainly been enlarged in modern times.	Mon no: 401367
16	Mesolithic flakes - number of small flint flakes probably Mesolithic found in 1992 at the bottom of the garden by the boundary fence. Examination of builder's trench & topsoil recovered modern finds & some unidentifiable rusted metal objects. Section showed disturbed truncated subsoil.	082364
17	Mesolithic flint assemblage - numerous Mesolithic blades & cores & flakes found sporadically in Golders Hill Park.	081935
18	Prehistoric flint artefacts - 3 flint flakes, 1 blade-like with secondary working & a burnt flint, all found in 1962	081722
19	Prehistoric earthwork – on the site of Jack Straw's Castle	081725
20	Neolithic Axe - A fragment of polished stone axe/adze found in 1918 somewhere on Hampstead Heath allotments. Prehistoric scrapers - 12 scrapers found on Hampstead Heath in 1918 along with 2 scraper cores & a flint hammerstone	081721 081723
21	Prehistoric artefacts - 3 possibly struck flints found 3/12/1978 amongst tree roots on the path above Vale of Health. Potsherds & flints found in the Vale of Health in 1940. They were three to four hundred yards south of Spaniards Rd, between Jack Straws Castle & Vale of Health Hotel (no longer standing). Hawkes & Grimes examined the site Roman coin - coin of Victorinus (AD268-70) found in 1978.	081727 081728 081787
22	Prehistoric flint artefact - no further information	081731
23	Mesolithic axe - no further information	081717
24	Roman cremation burial - was found in 1774 at Well Walk, along with a coin, lamp and vessel dating to the 1st and 2nd centuries	081788 081789 08178801 08178802
25	Saxon village of Hampstead	082043
26	Post-med manor house - Hampstead manor house	082008
27	Medieval church - parish church	082026

9 Bibliography

9.1 Published and documentary sources

- ACAO, 1993 Association of County Archaeological Officers, Model briefs and specifications for archaeological assessments and field evaluations, Bedford
- AGL, 2000 MoLAS, *The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London*, London
- Baines, F, E, 1889 *Records of the manor, parish and Borough of Hampstead*
- Barratt, T, J, 1912 *Annals of Hampstead* vols i, ii and iii
- Bradley R, 1997 *The social foundations of prehistoric Britain: themes and variations in the archaeology of power*
- BADLG, 1986 British Archaeologists and Developers Liaison Group, *Code of practice*, London
- Cathcart Borer, M, 1976 *Hampstead and Highgate – The story of two hilltop villages*
- DoE, 1990 Department of the Environment, *Archaeology and planning: a consultative document*, Planning Policy Guidance Note 16, London
- IFA, 2001 Institute of Field Archaeologists, *By-laws, standards and policy statements of the Institute of Field Archaeologists, standard and guidance: desk-based assessment*, rev, Reading
- Gover, J,E,B, Mawer, A and Stenton, F,M, 1987, The place-names of Middlesex apart from the City of London, *English Place name soc Vol XVIII*
- Gray, R, 1978 *A history of London*, London
- Harben, H A, 1918 *A dictionary of London*, London
- Knight, H and Jefferies, N, 2003, *Medieval and later urban development at High Street, Uxbridge: excavations at the Chimes Shopping Centre, London Borough of Hillingdon*, MoLAS Arch Studies Ser 12
- English Heritage, 1991 *Exploring our past: strategies for the archaeology of England*, London
- English Heritage, 1997 *Sustaining the historic environment: new perspectives on the future*, London
- English Heritage, 1998 *Capital archaeology: strategies for sustaining the historic legacy of a world city*, London
- English Heritage, 2000, *Power of place, the future of the historic environment*, London
- English Heritage Greater London Archaeology Advisory Service, 1998 *Archaeological guidance papers 1–5*, London
- English Heritage Greater London Archaeology Advisory Service, 1999 *Archaeological guidance papers 6*, London
- Greater London Authority, Feb 2004 *The London Plan: Spatial Development Strategy for Greater London*
- Hales, J, W, *Trans London and Middlesex Topographical Society Old Sers*, Vol vi
- Mills, P, 1982 *The archaeology of Camden*
- Museum of London, 2003 *A research framework for London archaeology 2002*, London
- Smith, C, R, 1981 *Hampstead as it was*
- Thompson, A, Westman A, and Dyson, T (eds), 1998 *Archaeology in Greater London 1965–90: a guide to records of excavations by the Museum of London*, MoL Archaeol Gazetteer Ser 2, London
- Wade, C, 2000 *The Streets of Hampstead*
- Weinreb, B, and Hibbert, C (eds), 1995 *The London encyclopaedia*. Macmillan. London

Wheatley, H B, and Cunningham, P, 1891 *London past and present: its history, associations, and traditions*, 3 vols, London
Woodward, A, 2000 *British barrows, a matter of life and death*
VCH *Middlesex* Vol ix

9.2 Other Sources

British Library
Camden Local Studies and Archives Centre
London Archaeological Archive and Resource Centre
Greater London Sites and Monuments Record
Internet – web-published sources
National Monuments Record, Swindon

9.3 Cartographic sources

Bacon's map of London 1900
Ellis James *A plan of all the Demesne Lands and erections thereon situate in the parish and manor of Hampstead*, 1762
Greenwood, C, and Greenwood, J, 1827 'Map of London from an Actual Survey', reproduced in Margary 1982, '*Map of London from an Actual Survey*' by C and J Greenwood, 1827, Margary in assoc Guildhall Library, Kent
Margary, H, 1981 *The A-Z of Georgian London*, Margary in assoc Guildhall Library, Kent
Margary, H, 1985 *The A-Z of Regency London*, Margary in assoc Guildhall Library, Kent
Margary, H, 1987 *The A-Z of Victorian London*, Margary in assoc Guildhall Library, Kent
Newton's parish map, 1814
Rocque, J, 1746 Map of Middlesex
Stanford, E, 1862 'Stanford's Library Map of London', reproduced in Margary, H, 1980, '*Stanford's Library Map of London*' 1862, Margary in assoc Guildhall Library, Kent
Ordnance Survey 1st edition 25" map (1866)
Ordnance Survey 2nd edition 25" map (1894)
Ordnance Survey 3rd edition 25" map (1914)
Ordnance Survey 6" map (1935)
Ordnance Survey 1:1250 scale map Sheets TQ2686NW and TQ2686 SW (1953) (1970) (1993) (1996) (1999) (2004)
British Geological Survey map sheet 270

Engineering/Architects drawings

On Centre Surveys drawing no17195A-1 March 2003
The Charlton Brown Partnership Architects un numbered drawing May 2007
The Charlton Brown Partnership Architects drawing no.1017AP/03, August 2007
The Charlton Brown Partnership Architects drawing no.1017AP/05, August 2007

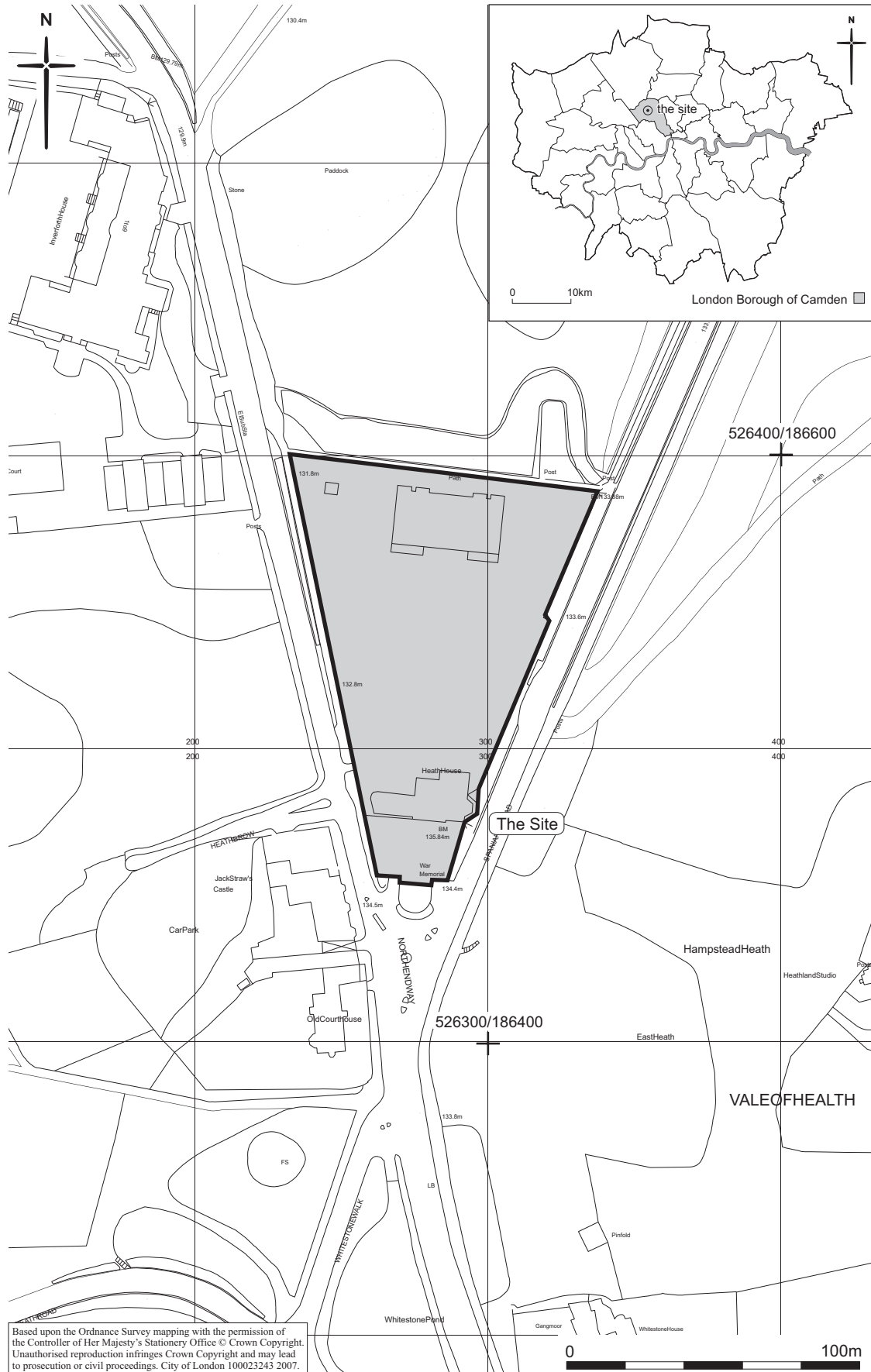


Fig 1 Site location



Fig 2 Archaeological features map

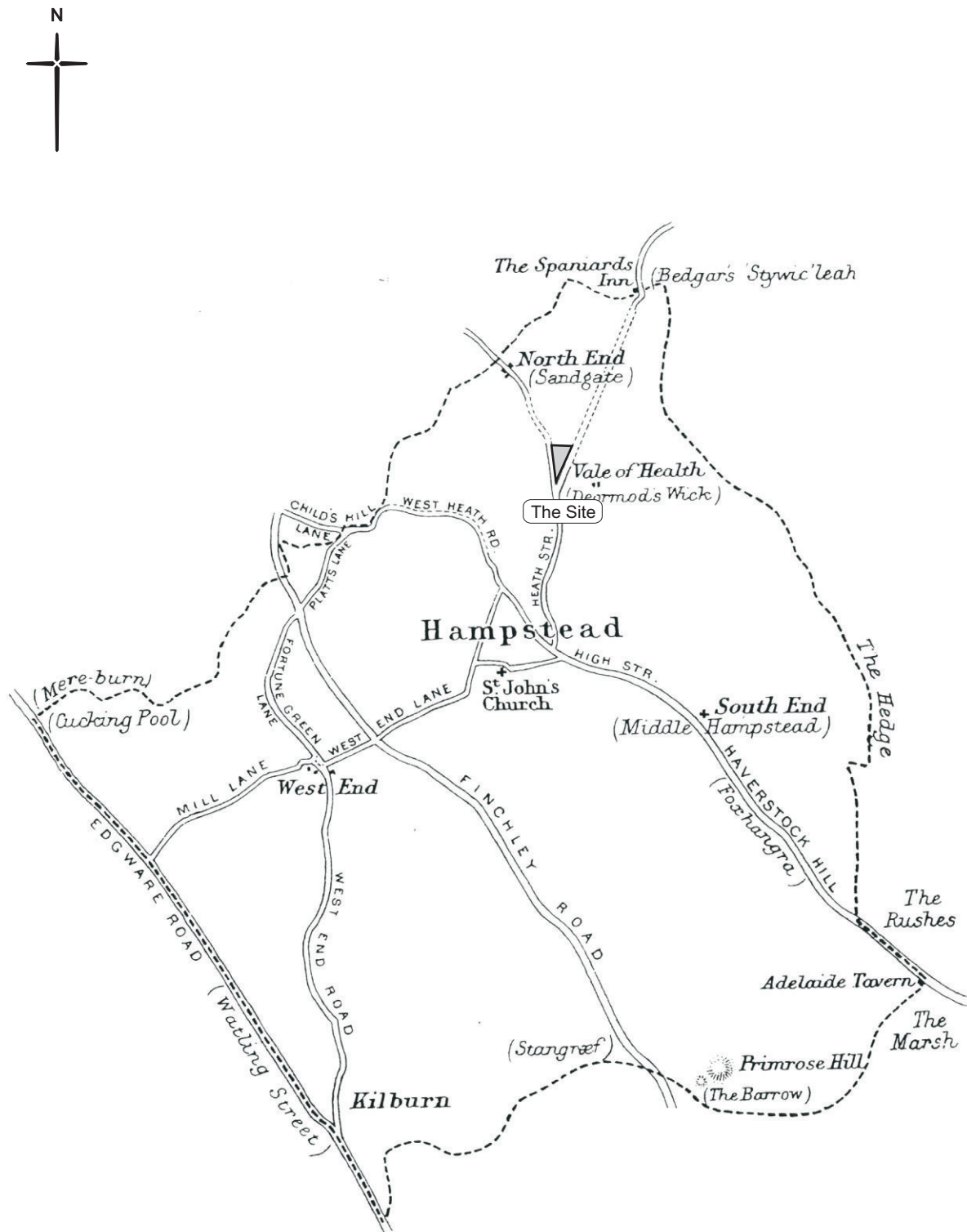


Fig 3 Prof John W Hales plan showing the boundaries of Hampstead manor



Fig 4 Rocque's map, 1762

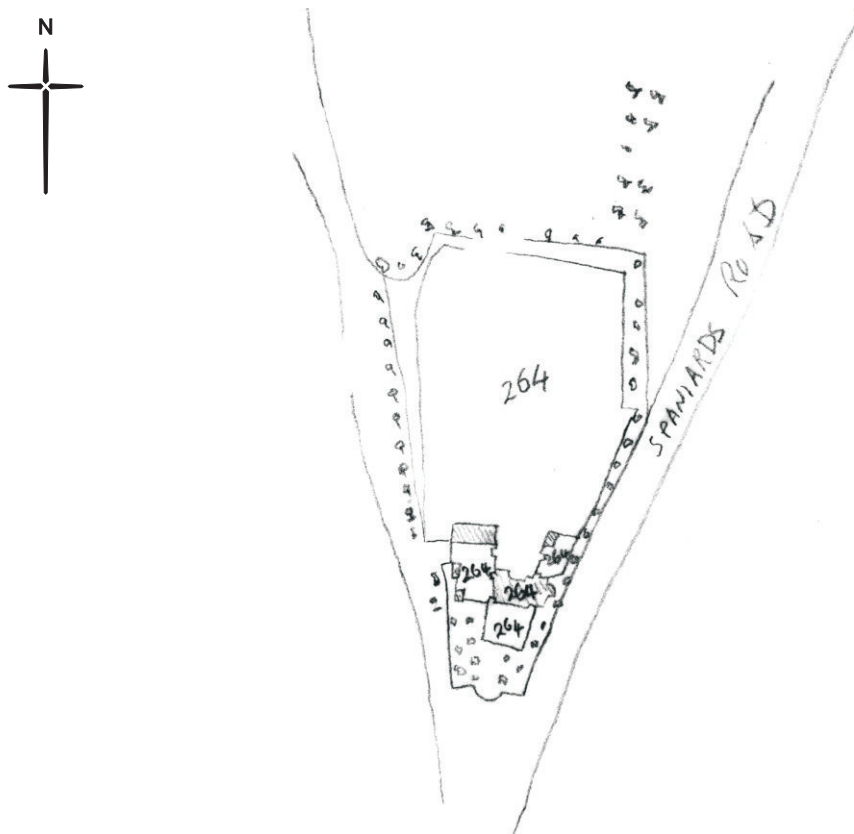


Fig 5 Ellis's manor and parish map, 1762



Fig 6 Newton's 1814 parish map

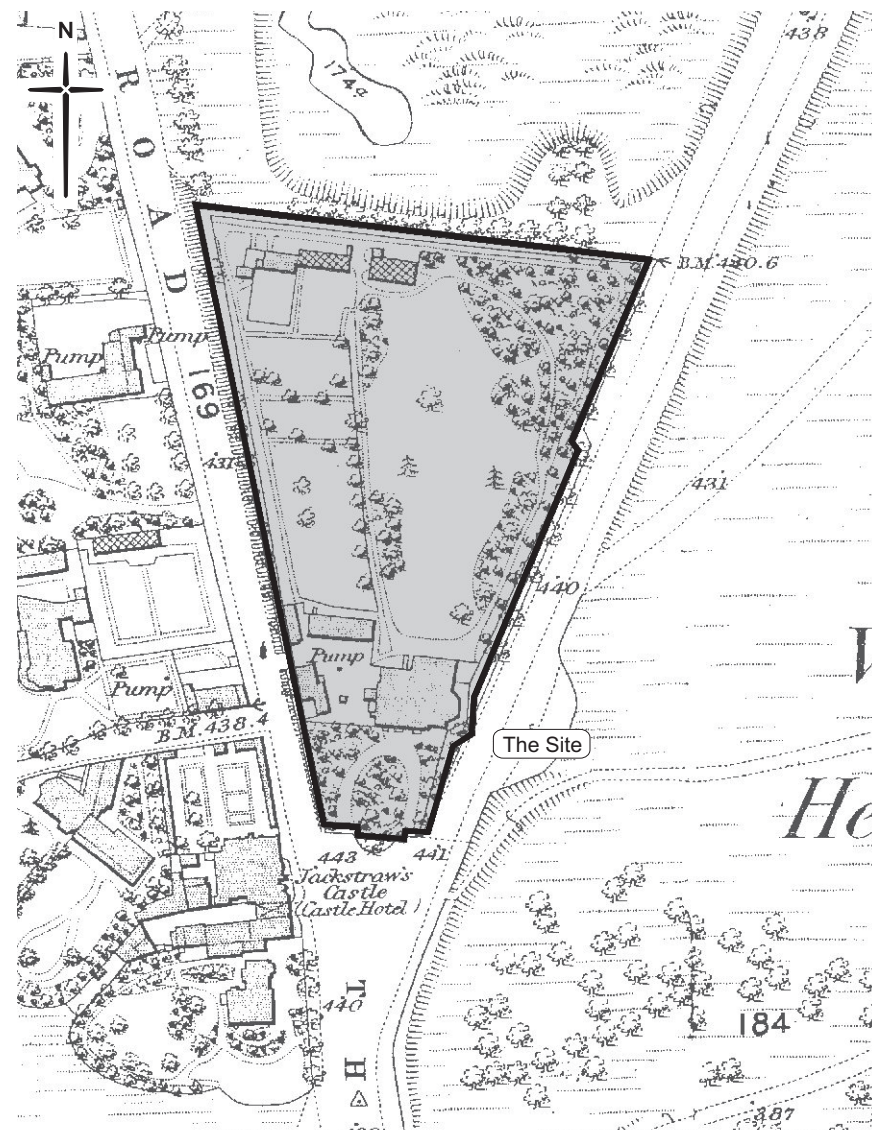


Fig 7 Ordnance Survey 1st edition 25" map of 1866

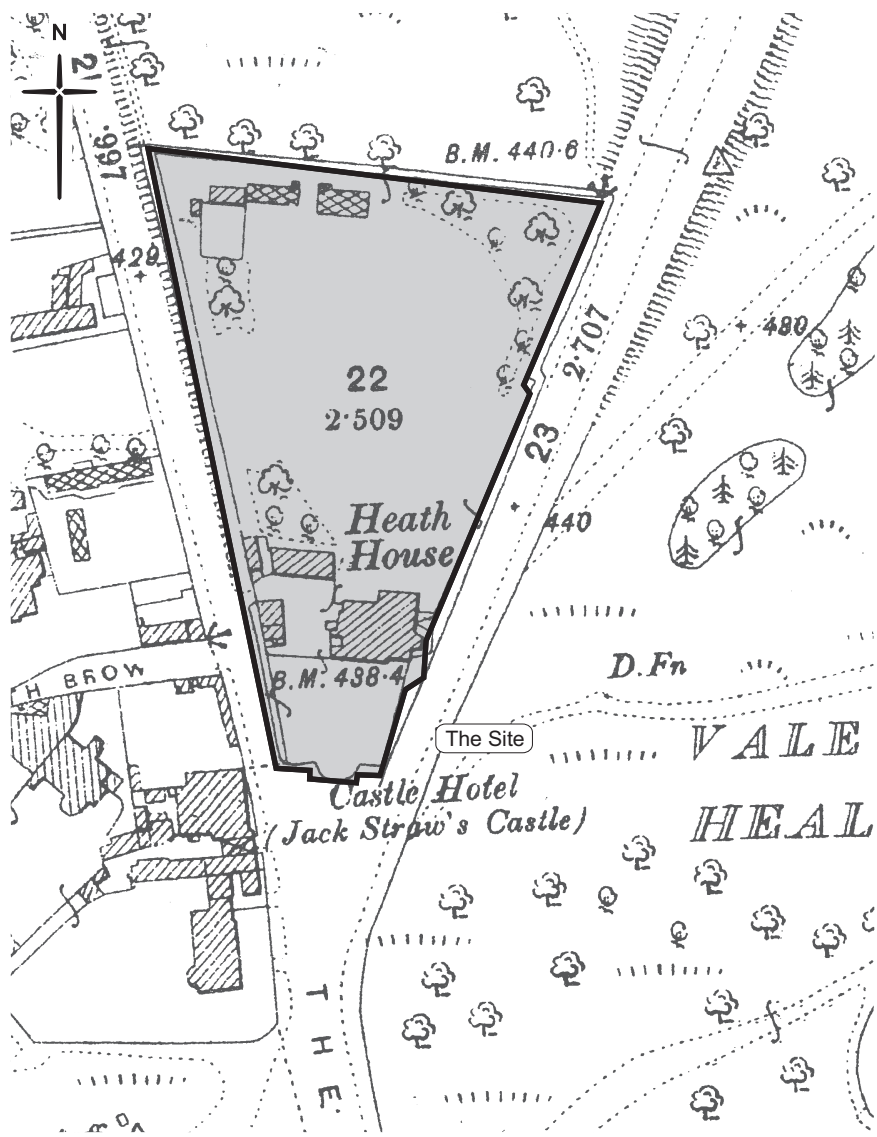


Fig 8 Ordnance Survey 2nd edition 25" map of 1894

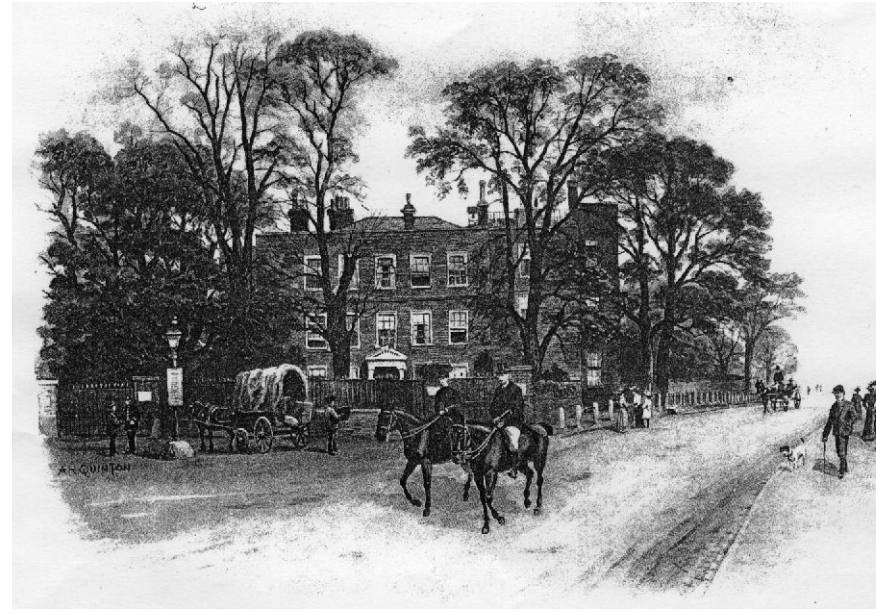


Fig 9 Water colour drawing of Heath House dated 1910

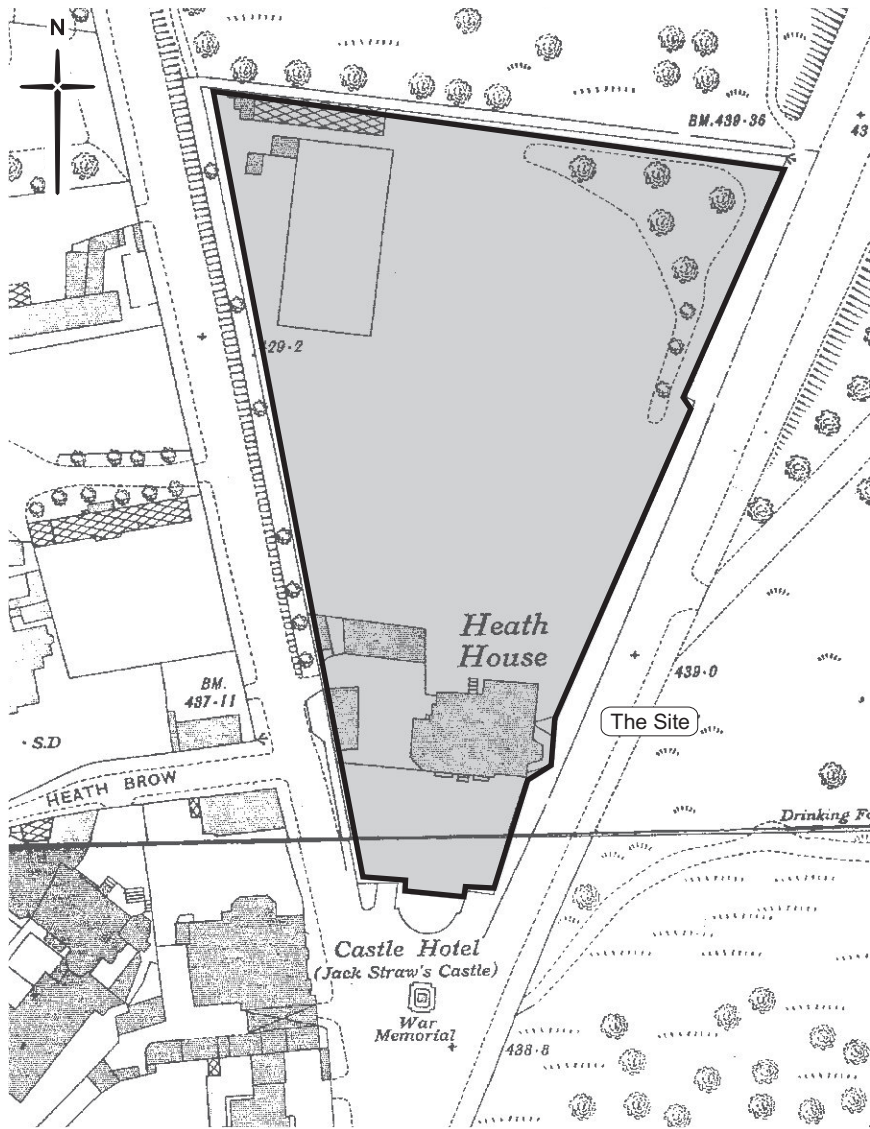


Fig 10 Ordnance Survey 6" map of 1935

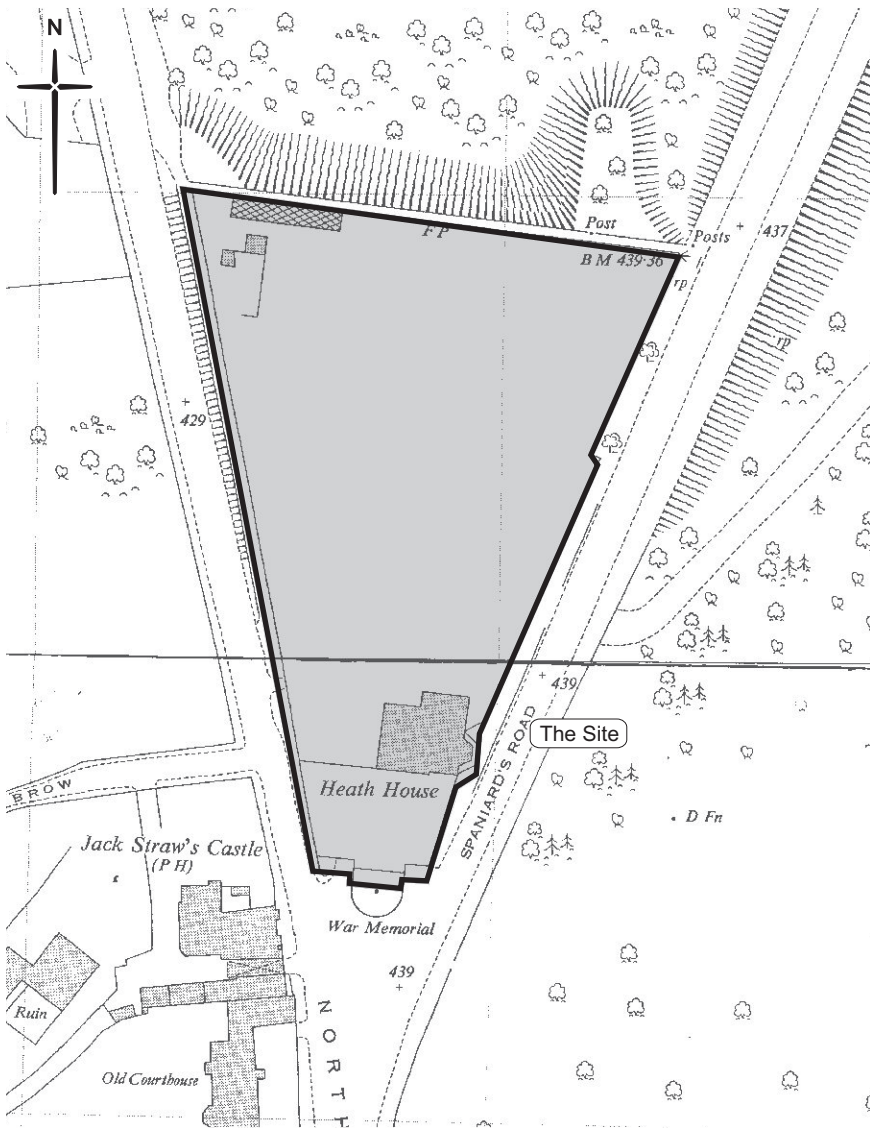


Fig 11 Ordnance Survey 1:1250 scale map of 1953

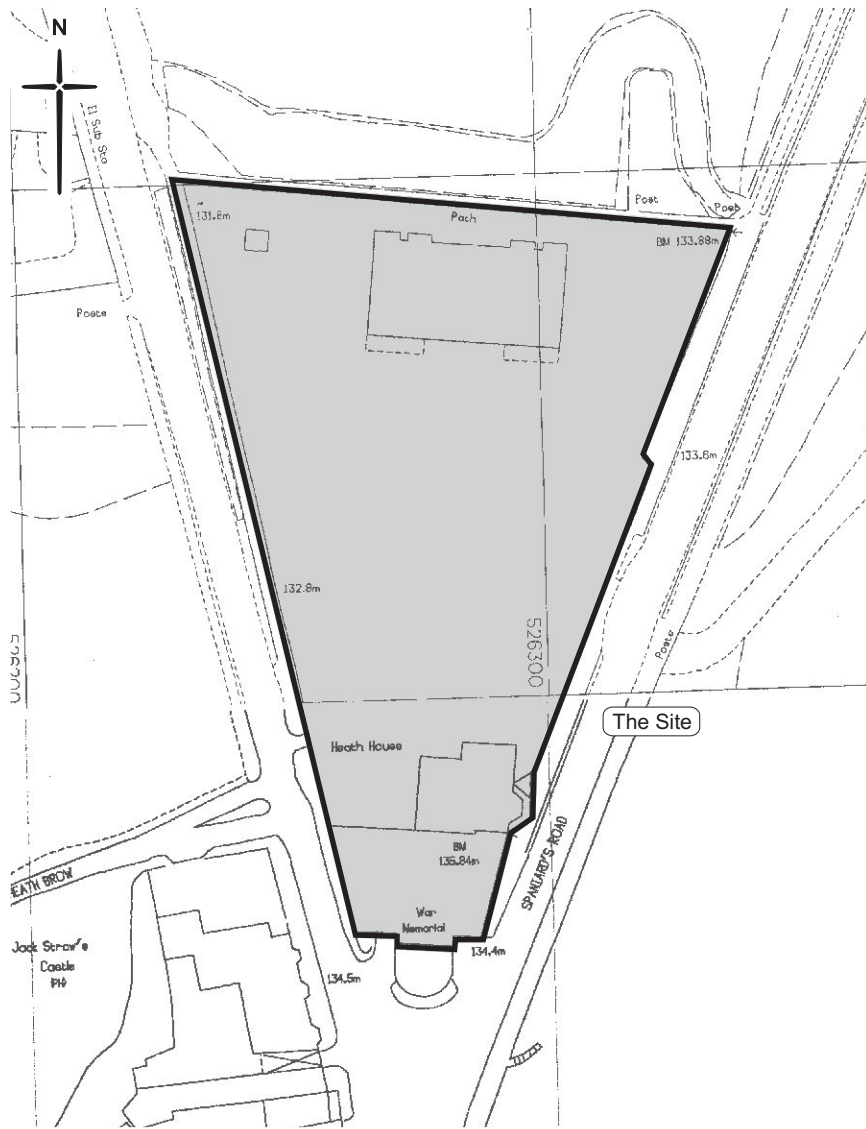


Fig 12 Ordnance Survey 1:1250 scale map of 1993

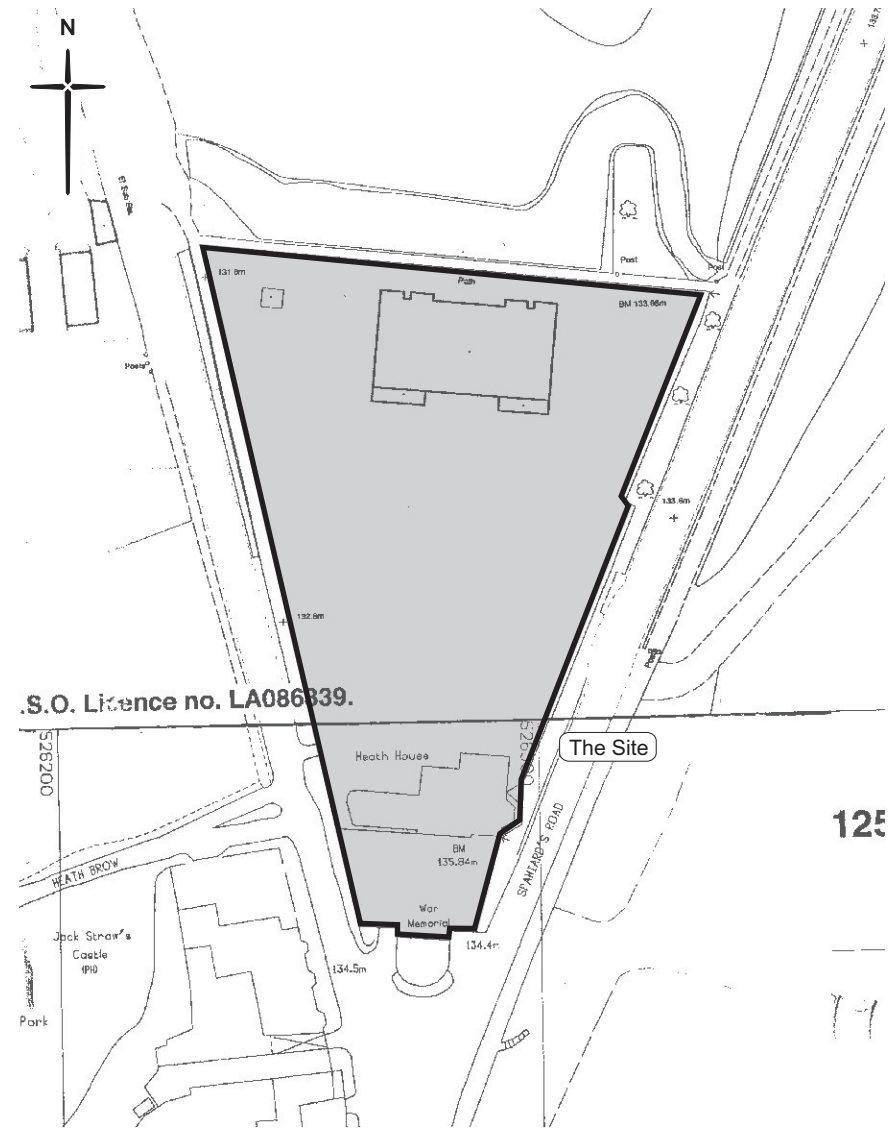


Fig 13 Ordnance Survey 1:1250 scale map of 1999

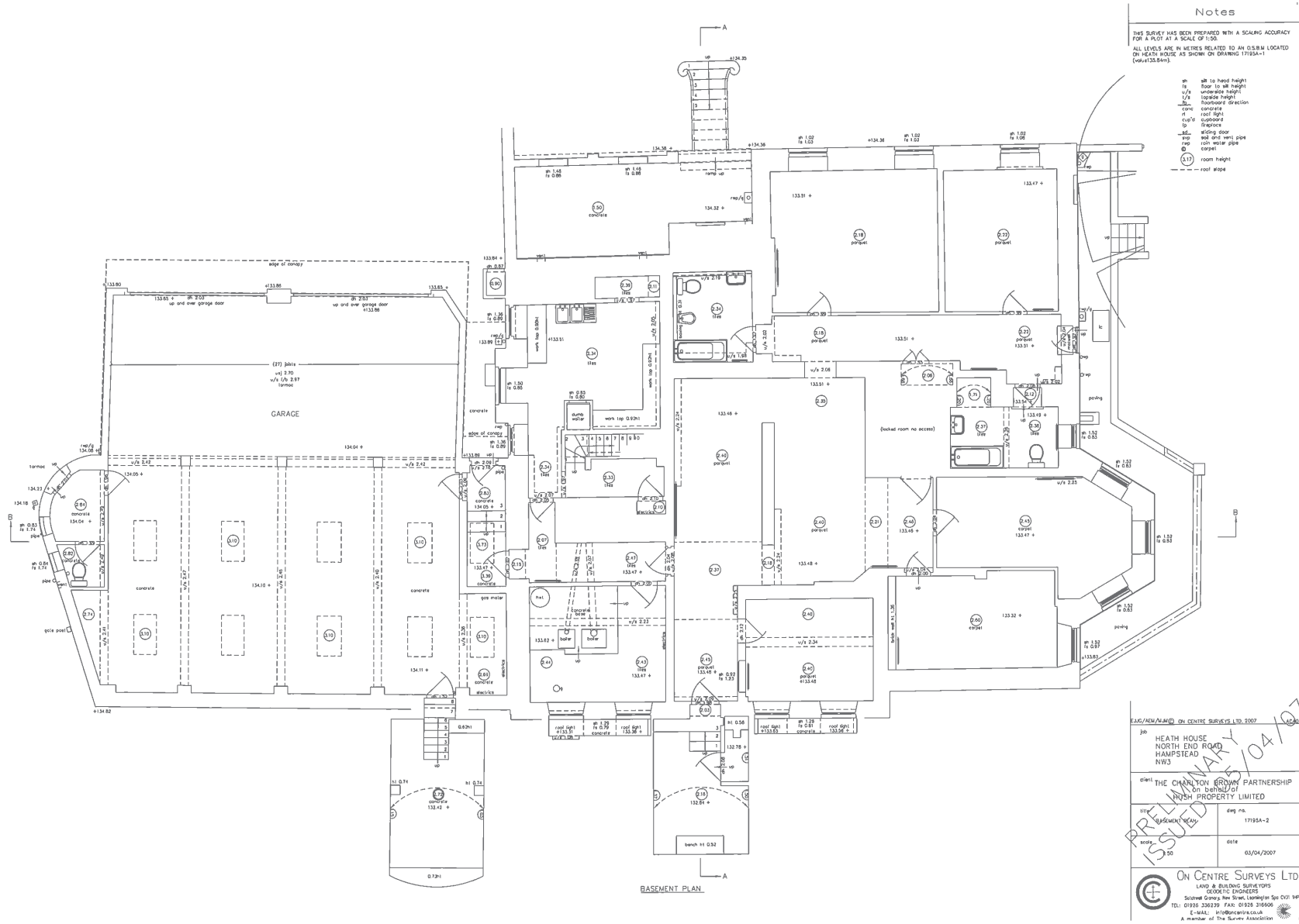


Fig 14 Plan of the existing basement (On Centre Surveys April 2007)

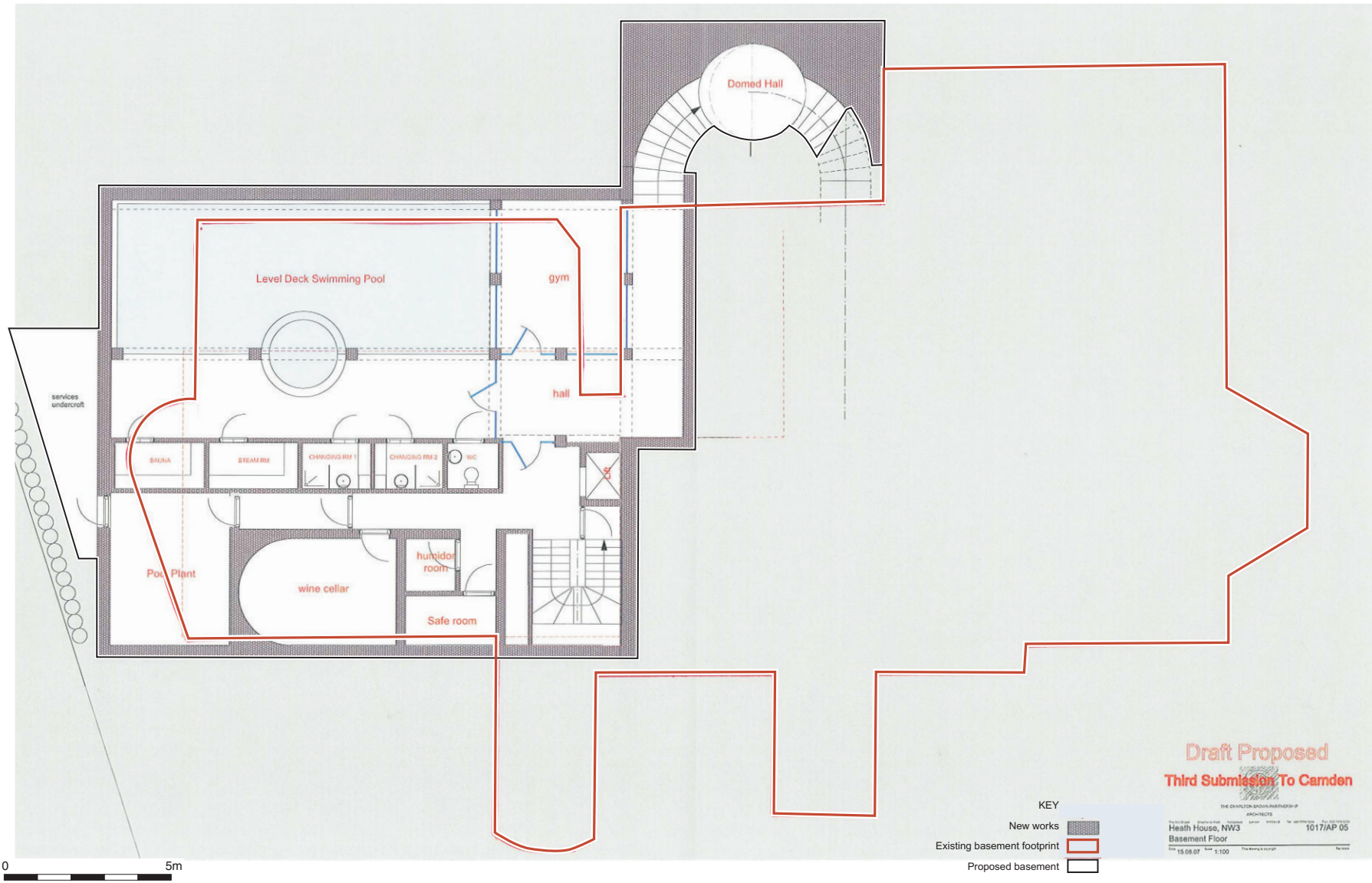


Fig 15 Proposed basement plan (The Charlton Brown Partnership Architects drawing no.1017AP/05, January 2008)