

Southstudio

Appendix 7

Archaeological Assessment
'The Cottage', Spaniards Road, London, NW3 7JH

July 2014

Archaeological Desk Based Assessment

THE COTTAGE
SPANIARDS ROAD
NW3

For Lawrence Kershen

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L-P:ARCHÆOLOGY

Archaeological Desk Based Assessment

THE COTTAGE SPANIARDS ROAD NW3

Client:	Lawrence Kershen
Local Authority:	London Borough of Camden
NGR:	526645, 187186
Planning App:	N/A
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Abstract

A site located at The Cottage, Spaniards Road, Hampstead is proposed for redevelopment. This report contains results of cartographic, archaeological, and documentary research into the site undertaken by L – P : Archaeology on behalf of Lawrence Kershen.

The site lies within a Council designated Archaeological Priority Area, a Conservation Area and within the boundary of a registered Historic Park and Garden. It does not contain any listed buildings or scheduled monuments.

The site has been on the periphery of any known human activity until the mid 20th century when The Cottage was constructed. The map regression exercise suggests that the site had pathways across it during the Post Medieval and early Modern period.

The site has a low archaeological potential and a low asset value. The site has already been subject to disturbance from prior landscaping and construction. In full consideration of all available evidence no further archaeological work is recommended.

1. Introduction

- 1.1. This archaeological desk based assessment has been researched and prepared by Kelly Madigan of L - P : Archaeology on behalf of Lawrence Kershen.
- 1.2. The report considers land at The Cottage, Spaniards Road, Hampstead, NW3 7JH which shall hereafter be referred to as “the site”. It is centred on National Grid Reference 526645, 187186 (FIGURE 1). It is bounded to the north and east by woodland, to the west by Spaniards Road and to the south by the grounds of a large residential property (FIGURE 2).
- 1.3. The site is proposed for redevelopment including the demolition of the existing house on the property and the erection of a new residence with a basement and pool below the structure.
- 1.4. The local authority is London Borough of Camden who take archaeological advice from the Greater London Archaeology Advisory Service.
- 1.5. The site falls within an Archaeological Priority Area, Conservation Area and Register Park and Garden as defined by Camden Council. The site does not contain any scheduled monuments or listed buildings.
- 1.6. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

- 2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT, 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.
- 2.2. In considering any planning application for development the Local Planning Authority, the London Borough of Camden, must consider the policies within the NPPF. Additional guidance to help implement these policies is given in the accompanying Historic Environment Planning Practice Guide (ENGLISH HERITAGE, 2010).
- 2.3. The London Borough of Camden website states that their Local Development Framework (LDF) replaced their Unitary Development Plan (UDP) in November 2010 (LONDON BOROUGH OF CAMDEN, 2012). Furthermore, the website states that only one policy was saved from the UDP and this does not relate to heritage or the historic environment.
- 2.4. The LDF conforms to the Mayor of London's "London Plan" (MAYOR OF LONDON 2011) which contains the strategic policies for the historic environment in London (see chapter 7). The London plan was adopted in September 2011.
- 2.5. The LDF development policy relating to archaeology is policy DP25. This sets out the council's approach to archaeology.
- 2.6. Map 4 of the LDF indicates the locations of the Archaeological Priority Area designated by the council in policy DP25.18 (LONDON BOROUGH OF CAMDEN, 2012). The site lies within the Hampstead Heath Archaeological Priority Area.
- 2.7. As indicated in policy DP25.19 (LONDON BOROUGH OF CAMDEN, 2012) this designation does not confer any special legal protection to the site, but it does indicate that some form of further archaeological information is likely to be required by the Local Planning Authority as part of any planning application.
- 2.8. DP25.20 in particular, it points out the obligation of applicants to supply sufficient information concerning the archaeological potential of any site:

When researching the development potential of a site, developers should, in all cases, assess

whether the site is known or is 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.

2.9. On matters concerning archaeology and the historic environment the London Borough of Camden take advice from the Greater London Archaeological Advisory Service of English Heritage.

2.10. The site is within the Registered Historic Park and Garden for Kenwood House. The site is also within a Conservation Area as designated by London Borough of Camden. Although the setting of the built and landscape heritage will not be the focus of this report it should be noted that sympathetic design for the planning application is warranted.

2.11. In accordance with the government guidance and local policies set out above as well as best practice, this report has been completed at the early stages of the planning process to accompany a planning application and to inform all parties of any archaeological concerns affecting the development site.

3. Aims of the Assessment

3.1. It is not the aim of this assessment to present a complete history of Hampstead nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the study site.

3.2. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

4. Methodology

4.1. This report has been researched and written to conform to L – P : Archaeology's Standards and Guidance for Desk Based Assessment. These standards in turn comply with the Planning for the Historic Environment: Historic Environment Planning Practice Guide (ENGLISH HERITAGE, 2010) and Standards and Guidance for Archaeological Desk Based Assessment (INSTITUTE FOR ARCHAEOLOGISTS, 2012).

4.2. A site visit was undertaken on 17th July 2013.

4.3. The following sources were consulted:

- ◆ British Library.
- ◆ Camden Local Studies Library.
- ◆ 1km radius search of the Greater London Historic Environment Record for archaeology and events and 500m radius search for listed buildings.
- ◆ National Monuments Record.
- ◆ Internet sources and databases.

4.4. The value of the heritage asset will be measured in accordance with the assessment criteria described in the Design Manual for Roads and Bridges Volume 11 Section 3 Part 2: Cultural Heritage. Highways Agency 2007(DMRB).

VALUE ASSESSMENT CRITERIA USED IN THIS REPORT:

SENSITIVITY	DEFINITION
VERY HIGH	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives
HIGH	Scheduled Monuments (including proposed sites) Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national research objectives
MEDIUM	Designated or undesignated assets that contribute to regional research objectives
LOW	Designated and undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives
NEGLIGIBLE	Assets with very little or no surviving archaeological interest
UNKNOWN	The importance of the resource has not been ascertained

Table 1 - Factors for assessing the value of archaeological assets

5. Site Background

5.1. GEOLOGY

- 5.1.1. The British Geological Survey GeoIndex shows the site to be located on a bedrock of Bagshot Formation undifferentiated sand, silt and clay. This data is at relatively low resolution and offers only a rough indication of the site geology.
- 5.1.2. Ground Investigations were carried out by Site Analytical Services Ltd in March 2011. The boreholes identified 'made ground' between 0.9m and 0.6m below ground level (BGL). Natural soils were encountered below the made ground and generally consisted of loose becoming medium dense silty fine to medium sands. These soils extended down to the full depths of the investigation, approximately 8m BGL (SAS LTD 2011) (APPENDIX 1).

5.2. TOPOGRAPHY

- 5.2.1. The site is situated on terraced ground on a steep hill to the northwest of Hampstead Heath in north London.
- 5.2.2. The site is bordered on the eastern side by Spaniards Road which is at an approximate elevation of 125m AOD. To the east and north of the site, the land slopes steeply away into wooded valleys associated with the parkland and Heath.
- 5.2.3. The site is effectively made of three terraces, designed to cope with the steeply sloping land. The path and small driveway slope from the road to the terrace upon which the existing house is primarily situated. Behind the house is a garden on a lower terrace surrounded by mature trees and shrubbery.

6. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1901 AD
MODERN	1901	PRESENT

Table 2- Timescales used in this report

6.1. Information from the Greater London Historic Environment Record (GLHER) is referenced with the Monument ID or Event ID in brackets e.g. (MLO12345) (ELO12345). The following analysis is from a 1km radius search of the GLHER around the study site and additional research and is illustrated in (FIGURE 3) and (FIGURE 4).

6.2. PREHISTORIC

6.2.1. Hampstead stands on London's 'Northern Heights' which were formed at the end of the last Ice Age. The hill at Hampstead had early advantages to settlers and the topography has invariably shaped the history of the area.

6.2.2. Wymer notes that most flint artefacts have been recovered from the band of Lynch Hill gravel which curves roughly from Kensington to Hackney in the Middle Thames Valley (WYMER, 1999). However the GLHER indicates that ex-situ flint artefacts have been found within the area (MLO17763, MLO17768, MLO59915, MLO23433, MLO17752, MLO17769).

6.2.3. In addition to the above Mesolithic flints were found during a field walking

exercise on a north to south pipeline on Hampstead Heath (ELO5689).

- 6.2.4. Palaeoenvironmental samples take at West Heath Spa, 850m southwest of the site found organic sediments dating to the Mesolithic (MLO78159).
- 6.2.5. Earthworks thought to be of Prehistoric date and pre-dating Jack Straws Castle are noted in the GLHER in a location approximately 850m southwest of the site. No other information on these earthworks are provided (MLO17853).
- 6.2.6. A bell barrow with a wide ditch and berm was located on Parliament Hill 900m southwest of the study site. It was excavated in the 19th century but little remains (MLO17820). Typically, high ground was a preferred position for barrows (HUNTER AND RALSTON, 1999).
- 6.2.7. A site at Vale of Heath, 850m south of the site has been identified as an Prehistoric occupation based upon the recovery of a few pot sherds and flint flakes. No additional information as to whether these artefacts were recovered from a secure context are known (MLO18039).
- 6.2.8. Although there is no doubt evidence for Prehistoric activity within the study radius, it is limited to ephemeral artefacts from insecure contexts and is therefore lacking in provenance. Any structural remains such as barrows are situated far enough away to the south and southwest of the site to suggest that their presence would impact upon the archaeology of the site itself.
- 6.2.9. There is therefore a low potential for archaeology dating to this period to be present upon the site. If present archaeological artefacts or deposits from this period would likely be of low value and local importance.

6.3.ROMAN

- 6.3.1. There is no known Roman settlement within the study radius. The nearest major settlement was Londinium 5km to the southeast and the nearest major road was Watling Street which ran northwest out of Londinium to Verulamium (St Albans) (MARGARY, 1967).
- 6.3.2. A smaller road or trackway dating to the Roman period is believed to have run over Holcombe Hill to Milesplit Hill and on to Hendon 1km to thwest of the

site (MLO18051) (VIATORES, 1964)

6.3.3. Roman coins were recovered from the north south pipeline project on Hampstead Heath (MLO59916) and at Vale of Heath (MLO17797).

6.3.4. From the available evidence it would appear that the site was in the rural hinterland of Londinium and some distance from any known roads. Any activity on the site would be limited to ephemeral artefacts.

6.3.5. In consequence, there is low potential for archaeology dating to this period to be present upon the site. If present archaeological artefacts or deposits from this period would likely be of low value and be of local importance.

6.4. EARLY MEDIEVAL AND MEDIEVAL

6.4.1. There is limited evidence for the Early Medieval periods for archaeology within the study radius.

6.4.2. Hampstead Lane 250m to the north of the site is known to be a Medieval Road (MLO24700) and Highgate Road on the eastern side of the heath is also a known road from this period which ran from the village of Highgate down to Kentish Town (MLO17809).

6.4.3. The manor of Hampstead is noted in the Charters of King Edgar c.970 and of King Æthelred c.1000 which both assert that Hampstead is delimited by boundaries (BRITISH HISTORY ONLINE, 1989).

6.4.4. Hampstead Heath was referred to as 'the great ditch' in the Domesday Survey. A Royal Charter of 1227 refers to woods and heath enclosed on all sides by ditches along with boundary oaks and stones (MLO103790).

6.4.5. It is unknown whether the site was within the boundary of the great ditch. However it was likely part of the woodland that was again in the hinterland of roads, and villages at this time.

6.4.6. In consideration of the available evidence, there is low potential for archaeology dating to this period to be present upon the site. If present archaeological artefacts or deposits from this period would likely be of low value and of local importance.

6.5.POST MEDIEVAL

- 6.5.1. There is a significant increase in the archaeological record within the study radius for the Post Medieval period. This evidence is mainly affiliated with Kenwood House and Estate and highways across the Heath.
- 6.5.2. Kenwood originally consisted of a monastic wood known as Caenwood during the 16th century. In 1616 John Bill, the King's Printer established a house there and in 1694 it was acquired by William Bridges who demolished the former house and rebuilt it. The subsequent structure is still behind the 18th century facade. The appearance of the house and grounds were completely remodelled under the charge of the 1st Earl of Mansfield in the late 18th century (WEINREBB AND HIBBERT, 2008).
- 6.5.3. Several of GLHER entries are associated with Kenwood House and grounds. Demolition material dating to 1793-6 from courtyards and a service wing at the House were examined during a watching brief in 2009 (MLO99515) (KDO09).
- 6.5.4. A number of timbers from the 17th and 18th centuries were found during a watching brief on a damn at Wood Pond (KHT06). They are thought to be associated with a former fish pond at the site or parkland folly (MLO99187).
- 6.5.5. Kenwood Farm was constructed 140m of the site in 1784 on top of a former quarry pit (MLO66837). A demolished yard (MLO66835) and rubbish dumps (MLO99516) were also identified during a watching brief (HAD94) on the top of a former quarry pit.
- 6.5.6. Several Post Medieval ditches, drains and a water channel were identified during the field walking of the north to south pipeline project (BGP92) (MLO59921).
- 6.5.7. Spaniards Road runs immediately adjacent to the western edge of the site. This became an important thoroughfare across the Heath to London during this period. As such several coaching inns and taverns were located along the road, taking advantage of passing trade. This included Mother Huffs (c.1678 – 1728) and Jack Straws Castle, the latter took its name from one of the leaders of the Peasants Revolt who burned down the Priory of St John and took refuge in a