

building on the site until he was smoked out and executed (BRITISH HISTORY ONLINE, 1989).

- 6.5.8. The Spaniards, is situated on the western side of Spaniards Road 50m northwest of the site. It dates from 1585 and is said to be named after a Spanish ambassador to James II or that it was owned by two Spanish brothers, Francesco and Juan Porero who both died fighting a duel over a woman (ROUD, 2010), (WEINREBB AND HIBBERT, 2008). Whilst this increases cultural interest in The Spaniards, most evidence is based upon hearsay and cannot be taken as a means of assessing historic value.
- 6.5.9. The Spaniards was originally constructed as the Inn opposite a toll house on the road into London and formed the entrance into the Bishop of London's Estate. It is purported to have been frequented by Dick Turpin and stabled his horse Black Bess at the toll house (WEINREBB AND HIBBERT, 2008).
- 6.5.10. The Spaniards has been much used in literature by such people as Shelley, Keats and Byron and Charles Dickens made it the place where Mrs Bardell and her friends plotted the downfall of Mr Pickwick (WEINREBB AND HIBBERT, 2008).
- 6.5.11. During the site visit a tunnel which led underneath the road was noted, in the northwest corner of the garden. The current tenant of The Cottage said that this tunnel leads to The Spaniards but is currently blocked off. The tunnel was not investigated during the site visit due to health and safety reasons but from the outside it had the appearance of a coal drop (Plate 1).



Plate 1 - "Tunnel" structure in northwest corner of site

6.5.12. Newton's 1814 Map of Hampstead indicates the site in an area of demense land between Spaniards Road and the parish boarder with St Pancras (FIGURE 5). As the land was held "in demense" the land still technically operated under feudal law, being a portion of a manor still retained by a lord that was not granted to freehold tenants for farming. Therefore, the site belonged to a manorial estate, this is the Kenwood Estate with parcels given to leaseholders instead. There are a few small isolated buildings within the locale which are likely the Inns known to exist along Spaniards Road at this time

6.5.13. The Tithe Map of 1839 indicates that the field in which the site lies does not have a tithing. The boarder of the site with Spaniards Road has a thick black line and a small building to the south, within the line. This would appear to be a gateway within a wall. The land to the east of the site is marked as "2" which on the apportionment is owned by The Earl of Mansfield, occupied by Sir N Findal and call Caen Wood Mead.

6.5.14. Daw's Map of the Parish of Hampstead 1864 indicates that more buildings exist

at The Spaniards and to the south of the site at The Elms (FIGURE 6).

6.5.15. The 1896 Ordnance Survey map depicts two pathways within the site boundary. One parallel with Spaniards Road and the other leading east before meandering down the valley. The Elms to the south of the site has expanded with additional outbuildings, and there is a concentration of buildings around The Spaniards, The Firs and Kenwood Farm to the north and northwest of the site (FIGURE 7).

6.5.16. The site appears to remain undeveloped during this period with settlement and archaeological evidence nucleated around large houses and inns. The site was held in demense, was wooded and had pathways adjacent to the road and through the site to the valley beyond.

6.5.17. In considering the available evidence there is low potential for archaeology dating to this period to be present upon the site. If present archaeological deposits from this period would likely relate to pathways which are of low value and would be of local importance only.

6.6. MODERN

6.6.1. The 1915 Ordnance Survey Map indicates that there has been no changes to the site in the intervening period. Again, additional buildings have been erected around The Elms, The Firs, Kenwood Farm and the Spaniards Inn. New earthworks depicted within the study radius suggest that there have been gravel extraction works (FIGURE 8).

6.6.2. The site remains undeveloped in 1936 at the time of the publication of the Ordnance Survey Map. A large house called Mount Tyndal exists to the south of the site with a small ancillary 'gate house' type building in the western corner. It would appear that the site is now within the grounds of this new house (FIGURE 9).

6.6.3. The only entry in the GLHER for the modern period is for a heavy anti-aircraft battery established on Hampstead Lane in January 1940 and provides the only GLHER reference for this period within the study area. This is noted as ZE22 in Dobinsons Gazetteer of HAA Batteries (DOBINSON, 2001) and was comprised of a

4.5inch, supplanted by a 5.25 inch gun and a GL Mk II fire control radar (MLO68248).

6.6.4. The Cottage first appears on the 1951 Ordnance Survey Map and has an area of hardstanding with a small building in the area adjacent to Spaniards Road. The site is not divided from Mount Tyndal and The Cottage is within its grounds. To the south of the site is a large rectangle which is possibly a tennis court or garden feature(FIGURE 10).

6.6.5. By the time of the publication of the 1974 Ordnance Survey Map the site has been divided from Mount Tyndal into a separate property The Cottage has had a garage extension on its southern side(FIGURE 11).

6.6.6. The site remains undeveloped until the mid 20th century when a cottage belonging to Mount Tyndal is constructed. It later expanded and became a separate property.

6.6.7. In considering the available evidence there is low potential for archaeology dating to this period to be present upon the site. If present archaeological deposits from this period would likely relate to the pathways which existed on site before the construction of The Cottage. As stated in 6.6.17 these are of low value and would be of local importance only.

6.7.DISCUSSION

6.7.1. 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.

6.7.2. It is, as yet uncertain as to the value and function of the tunnel structure on site.

7. Site Conditions and Proposed Development

7.1.SITE CONDITIONS

7.1.1. The site consists of a residential structure called The Cottage. This is on terraced land surrounded by mature trees on three sides and by a wall which runs adjacent to Spaniards Road on the north side of the site (Plate 2).

7.1.2. There are three terraces, the highest terrace slopes from the road to give vehicular and pedestrian access to the house. The house sits on the middle terrace and the lower terrace is occupied by the lawn (Plates 3-5). This suggests heavy landscaping when The Cottage was built and thus the truncation of archaeological deposits.



Plate 2- Entrance to the site from Spaniards Road, facing north



Plate 3- Garage structure, facing east



Plate 4- The rear of the house, facing west



Plate 5- The garden, facing east

7.2.PROPOSED REDEVELOPMENT

- 7.2.1. The current building on site is proposed for demolition.
- 7.2.2. It is proposed that a two storey residential property with basement and indoor pool would be constructed on site. The upper levels would provide residential space while the basement would comprise a pool, plant room, sauna and living rooms (APPENDIX 2).
- 7.2.3. The foundation design of the proposed development is currently not known. If made available at a later stage it would further help to refine the scope of development.

7.3.PROPOSED IMPACT

- 7.3.1. Where buried archaeological deposits exist or are predicted to exist, it is difficult to define the total extent, survival and form of the below ground resource prior to detailed site investigation. In such circumstances professional judgement is applied to predict the potential impact. Where the impact cannot be predicted with confidence, for example features identified from aerial

photography or topographical features identified during the site walkover, the potential impact is assessed as 'unknown'.

7.3.2. The existing site has been subject to landscaping to create terraces and thus archaeological deposits close to the surface will have been subject to truncation. The construction of the foundations of the house and garage extension will also have truncated archaeological deposits. It is probable that the roots of the mature trees that surround the site on three sides will also have disturbed archaeological deposits.

7.3.3. There will be a major impact to the site where the basement is proposed is proposed for construction, this will result in the complete removal of any archaeological material that may exist within that footprint. However, as the rest of the site is proposed for above ground level the impact will be moderate with the modification of any existing archaeological deposits on the site.

8. Summary and Significance

8.1.SUMMARY

- 8.1.1. A site at The Cottage, Spaniards Road, Hampstead is proposed for development. This will include the demolition of the existing structure and the erection of a two storey house with a basement and swimming pool in its stead.
- 8.1.2. The site has been in the hinterland of human activity until the Post Medieval period when Spaniards Road became a highway across the Heath and attracted coaching inns for the passing traffic. There is a low potential for archaeology from all periods on site. The only known use of the land before the construction of The Cottage in the mid 20th century was that it contained pathways adjacent to Spaniards Road and leading down to the valley below.
- 8.1.3. Any archaeological deposits that existed on the site will have been subject to some truncation and disturbance for terracing, house construction and landscaping.

8.2.SIGNIFICANCE

- 8.2.1. The only known archaeological asset on site are the pathways identified in the map regression exercise. These are of low value and the moderate to major magnitude of impact of the proposed development would result in slight effect upon the heritage asset.
- 8.2.2. Whilst the value of the tunnel structure on site is yet to be ascertained the development proposals would not effect it. Therefore resulting in a neutral effect on the asset.

8.3.CONCLUSION

- 8.3.1. 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.

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DATA LICENCES

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CARTOGRAPHIC

DAW'S MAP OF THE PARISH OF HAMPSTEAD – 1835 – Held in London Borough of Camden Local Studies and Archives – No 080203

NEWTON'S MAP OF THE PARISH OF HAMPSTEAD – 1814 – Held in London Borough of Camden Local Studies and Archives – No 085654

TITHE MAP OF HAMPSTEAD – 1839 – Held in London Borough of Camden Local Studies and Archives – No 024829

ORDNANCE SURVEY MAP – COUNTY SERIES – 1:2500 - 1896

ORDNANCE SURVEY MAP – COUNTY SERIES – 1:2500 – 1915

ORDNANCE SURVEY MAP – COUNTY SERIES – 1:2500 – 1936

ORDNANCE SURVEY MAP – NATIONAL GRID – 1:1250 - 1951

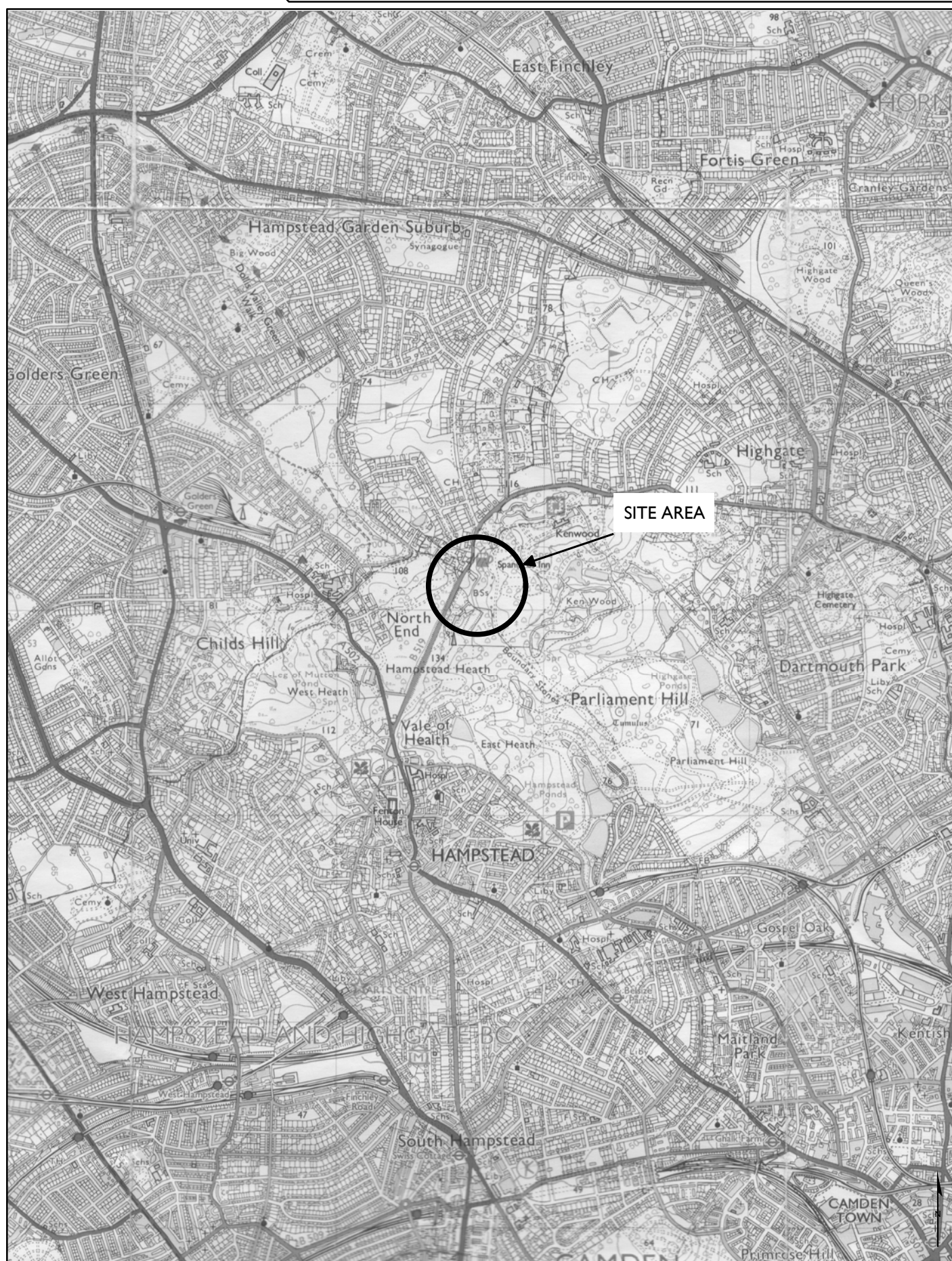
ORDNANCE SURVEY MAP – NATIONAL GRID – 1:1250 – 1974

DOCUMENTARY

HAMPSTEAD HEATH TITHE APPORTIONMENT – 1839 Held in London borough of Camden Local Studies and Archives – No 049885

FIGURES

FIGURE I // Site Location General



A4 Scale 1:25000

0 500 m

PROJECT // 1557L - The Cottage, Spaniards Road

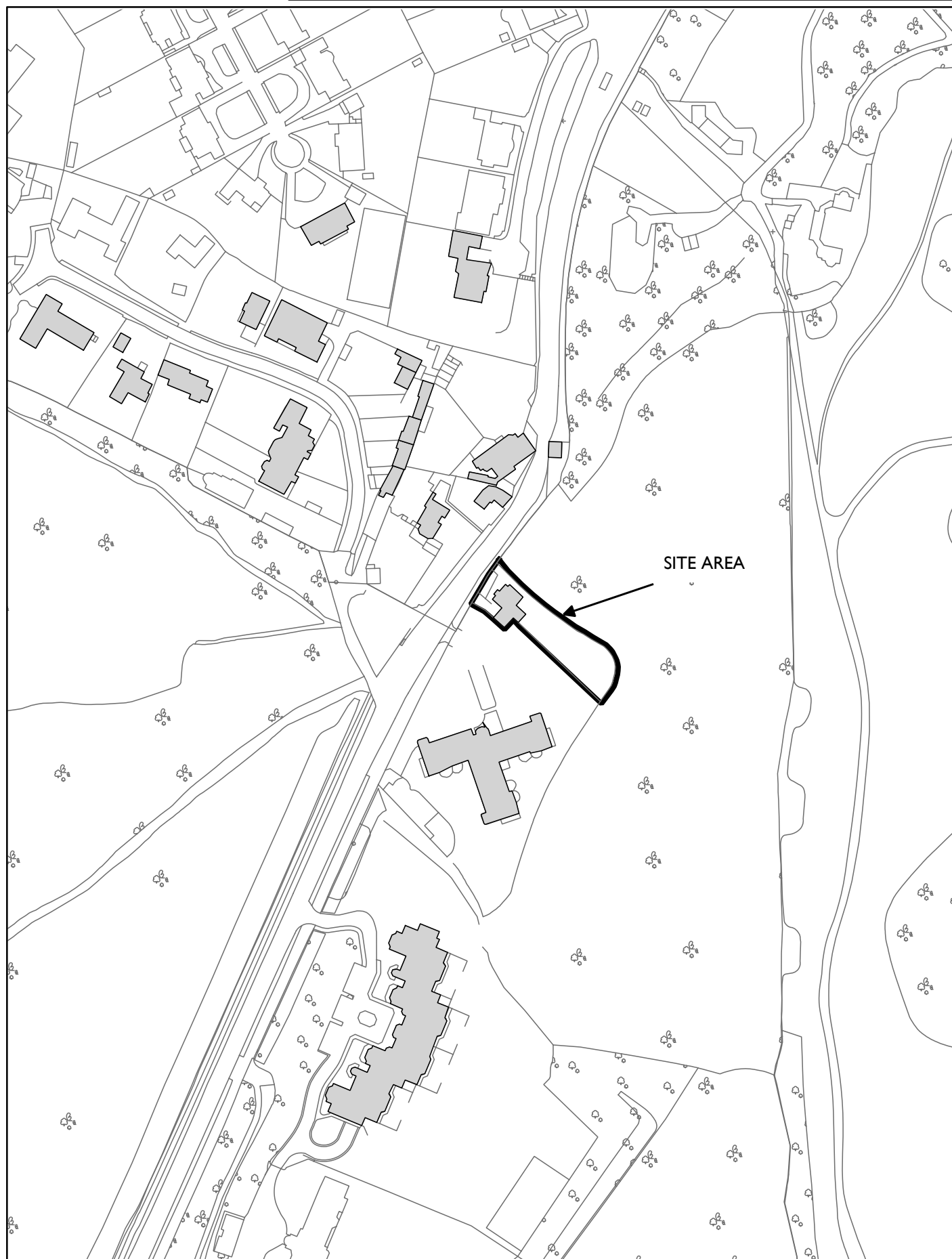
DESCRIPTION // Site location general

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DOC REF: LPI557L-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Detail



A4 Scale 1:2000

PROJECT // 1557L - The Cottage, Spaniards Road

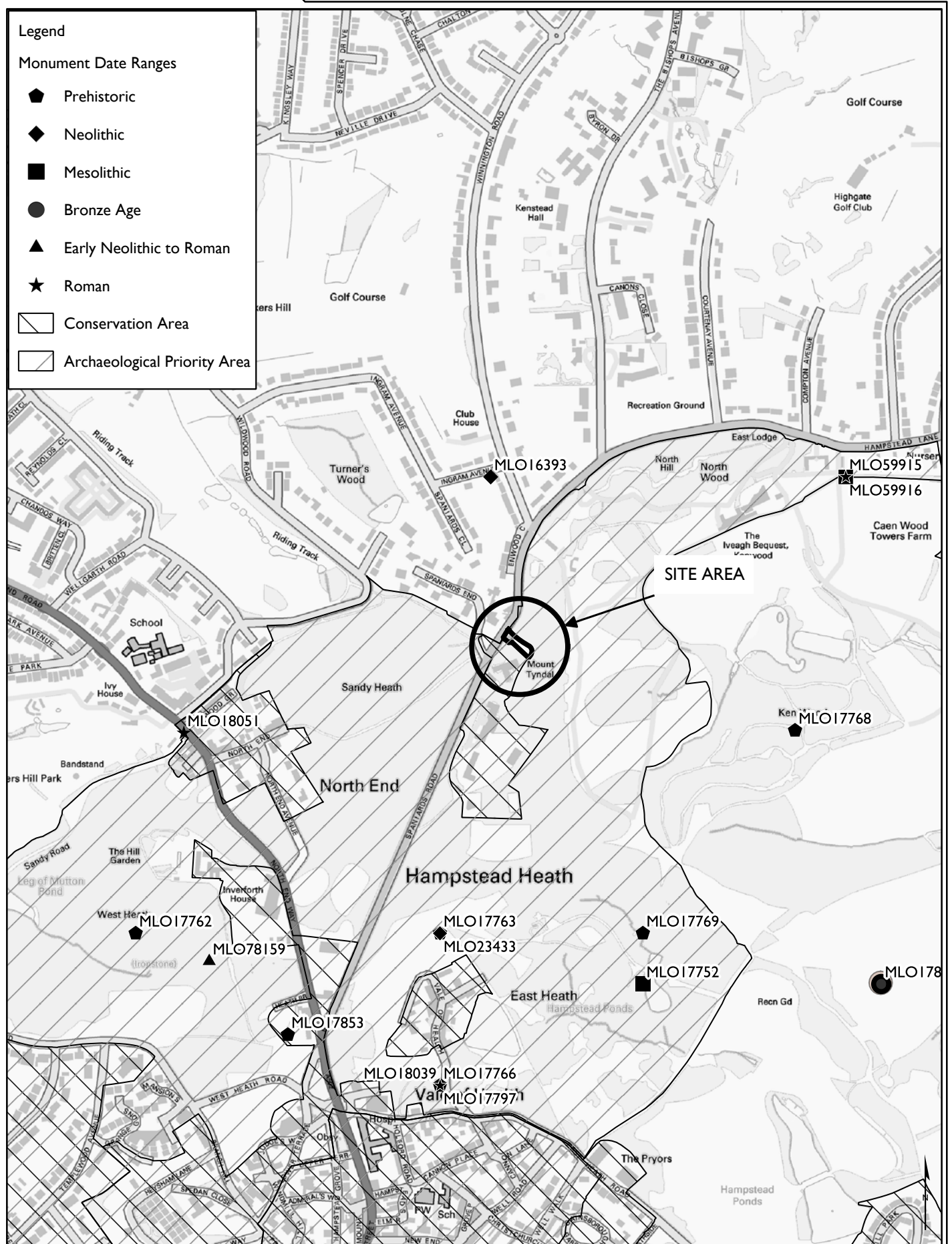
DESCRIPTION // Site detail, with site boundary

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L-P:ARCHAEOLOGY

FIGURE 3 // Prehistoric and Roman Monuments



A4 Scale 1:10000

PROJECT // I557L - The Cottage, Spaniards Road

DESCRIPTION // Prehistoric and Roman monuments from the GLHER

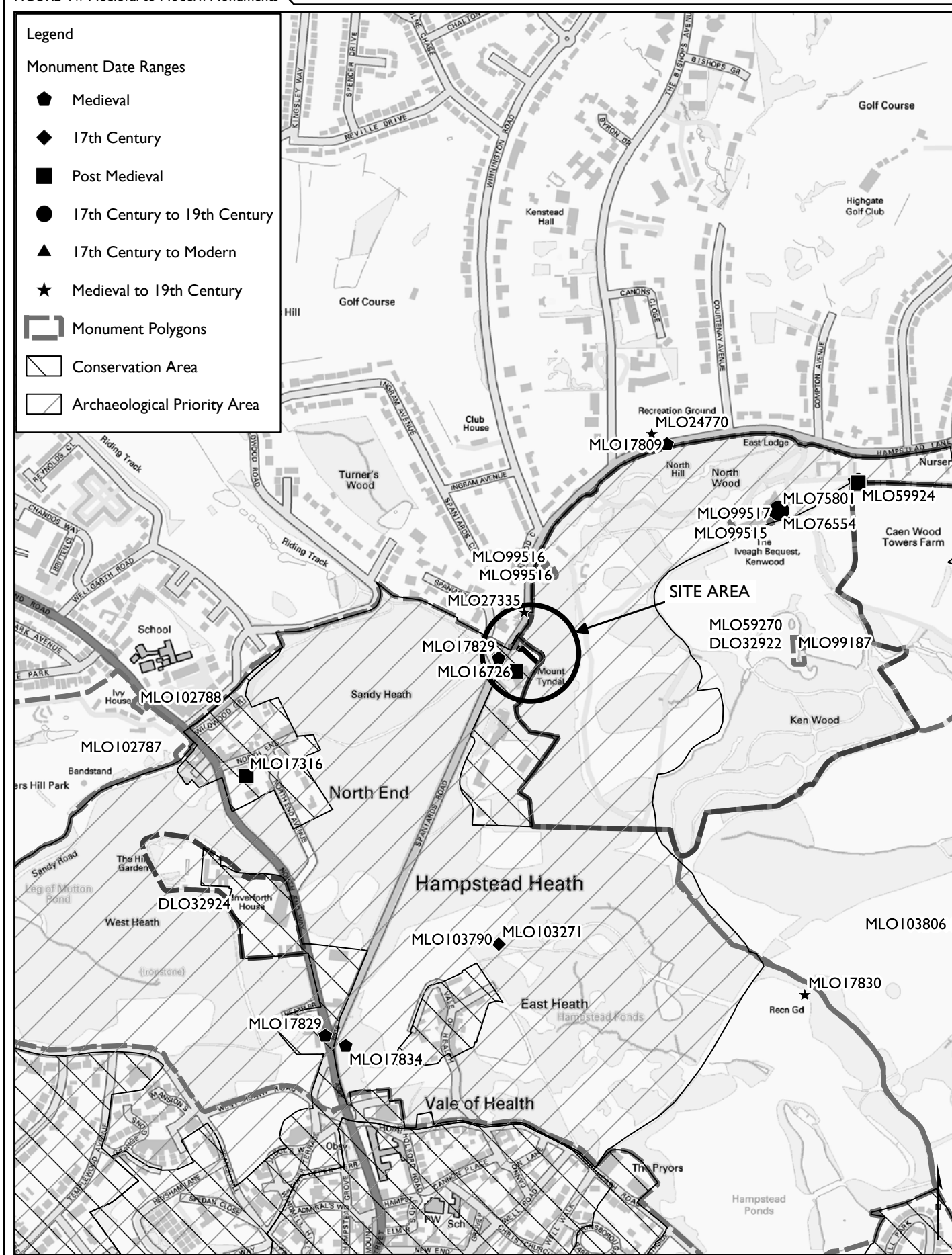
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L-P:ARCHÆOLOGY

0 500 m

FIGURE 4 // Medieval to Modern Monuments



A4 Scale 1:10000

0 500 m

PROJECT // 1557L - The Cottage, Spaniards Road

DESCRIPTION // Medieval to modern monuments from the GLHER

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