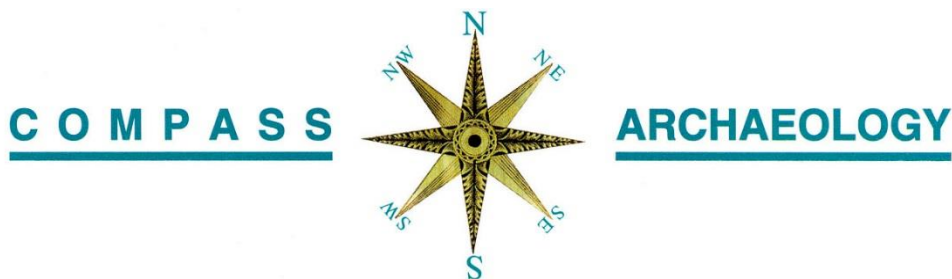


WHITESTONE HOUSE, HAMPSTEAD, NW3 1EA

LONDON BOROUGH OF CAMDEN

**Written Scheme of Investigation for an
Archaeological Watching Brief**

February 2019



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Archaeological Watching Brief

NGR: TQ 26365 86305
Planning ref: 2015/2645/P

February 2019

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Figs. 2 and 7 reproduced from original drawings provided by Jonathan Freegard Architects & Bentheim Design

1 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation, (WSI), for an archaeological watching brief to be conducted by Compass Archaeology Ltd. during the extension and excavation of a new basement at Whitestone House, Hampstead NW3 1EA (figs.1-2).
- 1.2 The watching brief has been attached as a condition to a successful planning application (Ref: 2015/2645/P), following the production of a pre-planning Desk-based Assessment (DBA), by Compass Archaeology in November 2016. The condition is laid out in full below:

Pre-commencement condition(s)

9 *No demolition or development shall take place until a written scheme of investigation (WSI) for archaeological remains has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 1.3 The watching brief has been deemed necessary due to the site's location within two locally designated heritage features and the potential for archaeological remains to exist on this site, including those related to prehistoric occupation.
- 1.4 Following the recommendation from the Greater London Archaeological Advisory Service, the watching brief will involve targeted monitoring of groundworks in the eastern part of the proposed new basement.

Of specific interest will be the uppermost deposits. This is because, we do not expect many archaeological features to be cut as deep down into the natural geology as the proposed basement excavations. The basement excavations are understood to be extending to a maximum of 5330mm below the level of the current lower ground floor.

- 1.5** The watching brief has been commissioned by Licia De Angelis at greenwayarchitects on behalf of Mr Graham Edwards, following advice from the Greater London Archaeological Advisory Service.

2 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

2.1 Location

The site is located within two locally designated heritage features; the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area. It is bound to the north and east by the Vale of Health, to the South by Whitestone Lane and Bell Moor and to the west by the adjoining Listed Building of Gang Moor (fig.2).

The site is roughly rectangular in shape, with a small projection at the northwest corner, and is aligned east-west, measuring approximately 90m long (E-W) by between 30m and 40m wide (N-S, excluding Whitestone Lane).

The site is currently occupied by Whitestone House and its gardens. The natural level of the grounds has already been partially excavated previously to create two phases of lower ground floor between 2001 and 2003.

2.2 Geology

The British Geological Survey, Sheet 256: North London indicates that the site lies on the edge of a sandy 'island' (the Bagshot Beds) overlying and surrounded by London Clay (fig.3). The fringes of the sandy island are defined as part of the Claygate Member, with head material at the base.

2.3 Topography

The site lies close to the top of Hampstead Hill, with sharp downward slopes to the north, south, and west: the land surface on the western side of the property stands at about 132.5m OD.

3 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

- 3.1** The archaeological and historical background of the site and its environs was discussed at length in an accompanying Desk Based Assessment (Compass Archaeology 2016), commissioned as part of the pre-planning process, and shall therefore not be reproduced at length. Only the most pertinent points relating to the site itself and its immediate vicinity shall be included. The potential for encountering such archaeological evidence will also be considered.

3.2 Prehistoric

Hampstead Heath is identified by the HER results and other sources as a focus of prehistoric, and notably Mesolithic, activity. Evidence of this is indicated by the

concentration of finds in particular locations, including much struck flint and some flint tools and pottery.

The site's location on the southern edge of the Heath is potentially significant. In particular its proximity to areas of prehistoric activity both to the northwest and (more immediately) to a probable occupation site to the east. However, there is no evidence that the site itself lies within such an area of activity, and any remains may be limited to the occasional chance find that area also seen in the HER list.

It is deemed that there is a moderate potential for prehistoric remains within the relatively small area of fresh excavation, although less probable that a significant assemblage will be found.

3.3 Roman

This part of Hampstead is not known to have been occupied in the Roman period, or to have seen much human activity. Any Roman material encountered is expected to be residual or in the form of chance finds, as is reflected in the HER results. These largely comprised either discrete finds of Roman coins or pottery, and, in at least one instance, were associated with post-medieval deposits.

Isolated evidence of a single burial, consisting of a large urn, a pitcher containing cremated bone, four vessels and two lamps, is the most significant evidence of Roman activity returned by the HER. It is however a single find, and not very close to the present site.

Therefore it is thought that the chance of encountering Roman remains is low to negligible.

3.4 Saxon

No Saxon remains have been found in the locality of the site.

The chance that Saxon remains will be found is thus considered to be negligible.

3.5 Medieval

The first conclusive permanent settlement in Hampstead can be traced to the medieval period, and to Domesday Book's recording of a farmstead. A manorial demesne developed throughout the 13th and 14th centuries and by 1321 the village of Hampstead had 40 dwellings. The Heath was used as common land throughout the period, and there is some archaeological evidence for small-scale development in the late medieval/Tudor period. However, both the HER results and early map evidence indicate that a small nucleus of settlement developed to the south of the heath through the period, and that this probably did not extend quite as far north as the proposed site.

Therefore it is thought the chance of encountering significant medieval remains is low, although chance find are possible.

3.6 Post-Medieval

The Listed Building of Gang Moor that is adjacent to the study site was built during this period (?early 18th century), and was probably the first development here. In view of this, and given the more general evidence for later post-medieval activity, it is possible that remains of this period could be found – perhaps evidence for ‘back-yard’ activity such as rubbish pits or fairly intensive horticulture

Cruchley’s plan of 1835 (fig.4) gives us the first clear illustration of an extension eastwards from Gang Moor. This development extends further to the south and east than the footprint of Gang Moor. In which case Whitestone House, at least in its original form, dates to at least to the earlier 19th century.

The period from the 1860s saw a considerable growth in Hampstead, after the opening of Hampstead Heath railway station and further encouraged by the arrival of the Tube network in 1907. This period is characterised by a huge growth in the population of the town and subsequent urban developments, and on the present site is reflected in the progressive development and expansion of Whitestone House. This continued into the 20th century with a fairly substantial extension by the architect Clough Williams-Ellis in the 1930s (figs. 5 and 6).

It is thought that the site has a moderate potential for post-medieval remains, relating to the 18th and earlier 19th century occupation of the site. Earlier post-medieval remains are considered less likely, and later (mid-19th century+) finds more probable.

Disturbance from early 20th and 21st century redevelopments of the property are expected across the majority of the proposed new basement excavations with only the eastern most extension of basement cutting into relatively undisturbed deposits.

4 ARCHAEOLOGICAL AIMS AND RESEARCH QUESTIONS

4.1 The aim of the watching brief is to observe and record any archaeological remains or deposits which may arise during groundworks and preserve them through the written record.

4.2 The works programme allows us to address the following broad and more specific research questions:

- At what level and in what condition does archaeology survive at the eastern most area of the proposed basement excavations? How does this compare to the site as a whole?
- Is there any evidence of prehistoric activity? If so what form does this take?
- Are there any remains associated with the first incarnation of Whitestone House in the early 19th century? What form do these take and at what level were they encountered?
- If encountered, what is the natural geology and at what level does it exist across the site?

5. THE ARCHAEOLOGICAL PROGRAMME

5.1 The proposed works

The archaeological works associated with the watching brief will comprise monitoring of groundworks, specifically the eastern part of the basement excavations, which are marked on Figure 7 as the location of a proposed basement pool. The excavation at this point is understood to be extending to a maximum of 5330mm below the level of the current lower ground floor.

5.2 Standards

The field and post-excavation work will be carried out in accordance with Historic England guidelines (*Greater London Archaeology Advisory Service: Guidelines for Archaeological Projects in Greater London*). Works will also conform to the standards of the Chartered Institute for Archaeologists (*Standard and Guidance for an archaeological watching brief*). Overall management of the project will be undertaken by a full Member of the Institute.

The watching brief will follow the requirements of the National Planning Policy Framework (NPPF), adopted in March 2012 and revised July 2018.

Fieldwork will be carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team have valid CSCS (Construction Skills Certificate Scheme) Cards, and are equipped with PPE as required. All members of the fieldwork team will also follow contractors' health and safety guidelines.

5.3 Fieldwork

The archaeological watching brief will take place during groundworks associated with the excavation of a large basement underneath and on the eastern side of Whitestone House, Hampstead.

The archaeological monitoring exercise will involve at least one archaeologist making regular monitoring visits to observe progress of the excavations and record exposed deposits / remains.

If archaeological remains are exposed adequate time should be allowed for investigation and recording, although every effort will be made not to disrupt the contractor's programme.

During excavation, spoil from archaeological levels should, if requested, be deposited separately in such a way as to facilitate examination.

It is anticipated that the groundworks will take place during 2019.

5.4 Methodology

Archaeological deposits and features will be investigated and recorded in stratigraphic sequence, and finds dating and environmental evidence recovered. Additional techniques will be applied as appropriate, for example metal detecting or environmental sampling. Should significant environmental deposits be found, the advice of a specialist at QUEST (University of Reading) will be sought.

Archaeological contexts will be recorded as appropriate on *pro-forma* sheets by written and measured description, and/or drawn in plan or section, generally at scales of 1:10 or 1:20. The investigations will be recorded on a general site plan and related to the Ordnance Survey grid. The fieldwork record will be supplemented by digital photography (24.7mp), in .jpeg and RAW formats.

The recording system will follow the procedures set out in the Museum of London recording manual. By agreement the recording and drawing sheets used will be directly compatible with those developed by the Museum.

The Client and Historic England will be advised of the progress of the fieldwork, and in particular of any significant finds or remains that are exposed and that may require additional work.

Should human remains be encountered during the course of the fieldwork they will, if at all possible, be preserved *in situ*, and if necessary an AASI licence will be sought. The procedures will all be in accordance with the Ministry of Justice's 2008 statement: 'Burial Law and Archaeology'. This document sets out the requirements for licence applications to be made under the Burial Act of 1857 wherever human remains are buried in sites to which the Disused Burial Grounds (Amendment) Act 1981 or other burial ground legislation does not apply. Any human remains will be treated with proper respect and attention.

Any finds identified as treasure under the Treasure Act (1996) and the Treasure (Designation) Order (2002) will be recorded, protected as necessary and removed to a safe place as soon as possible – ideally on the same day.

6. POST-EXCAVATION WORK AND REPORT PROCEDURE

The fieldwork will be followed by off-site assessment and compilation of a written and illustrated report, and by ordering and deposition of the site archive.

6.1 Finds and samples

Assessment of finds will be undertaken by appropriately qualified staff (see Appendix I). Finds and samples will be treated in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds to be permanently retained by the Museum of London*'. All identified finds and artefacts will be retained and bagged with unique numbers related to the context record, although certain classes of material may be discarded if an appropriate record has been made.

6.2 Report procedure

Copies of the report will be supplied to the Client and Historic England.

The report will contain a description of the fieldwork plus details of any archaeological remains or finds, and an interpretation of the associated deposits. Illustrations will be included as appropriate, including at a minimum a site plan located to the OS grid and provided in both .pdf and .dwg shapefile formats. A short summary of the project will be appended using the OASIS Data Collection Form, and in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*.

There is no provision for further analysis or publication of significant findings. Should these be made the requirements would need to be discussed and agreed with the Client.

6.3 The site archive

Assuming that no further work is required, an ordered indexed and internally consistent archive of the evaluation will be compiled in line with MoL *Guidelines for the Preparation of Archaeological Archives*, and will be deposited in the Museum of London Archaeological Archive. The integrity of the site archive should be maintained, and the landowner will be urged to donate any archaeological finds to the Museum.

7 SOURCES

Chartered Institute for Archaeologists, Dec. 2014. Standard and guidance for historic environment desk-based assessment

Compass Archaeology, 2016. *Whitestone House, Hampstead NW3 IEA: An archaeological Desk-Based Assessment*.

Greater London Authority, 2011. *The London Plan - Spatial Development Strategy for Greater London*

Historic England, 2015. *Guidelines for Archaeological Projects in Greater London*

7.1 Cartographic sources (chronological)

George Frederick Cruchley, *New Plan of London & its Environs* (1835)

Ordnance Survey *London Sheet I.16, 25-inch* (1934)

7.2 Online Sources

Archaeological Data Service [ADS] (<http://archaeologydataservice.ac.uk/>)

English Heritage, 2014. The National Heritage List for England
(<https://historicengland.org.uk/listing/the-list>)

Greater London Historic Environment Record (GLHER@HistoricEngland.org.uk)

London Archaeological Archive & Research Centre database
(<http://www.museumoflondon.org.uk/laarc/catalogue/>)

8 FIGURES

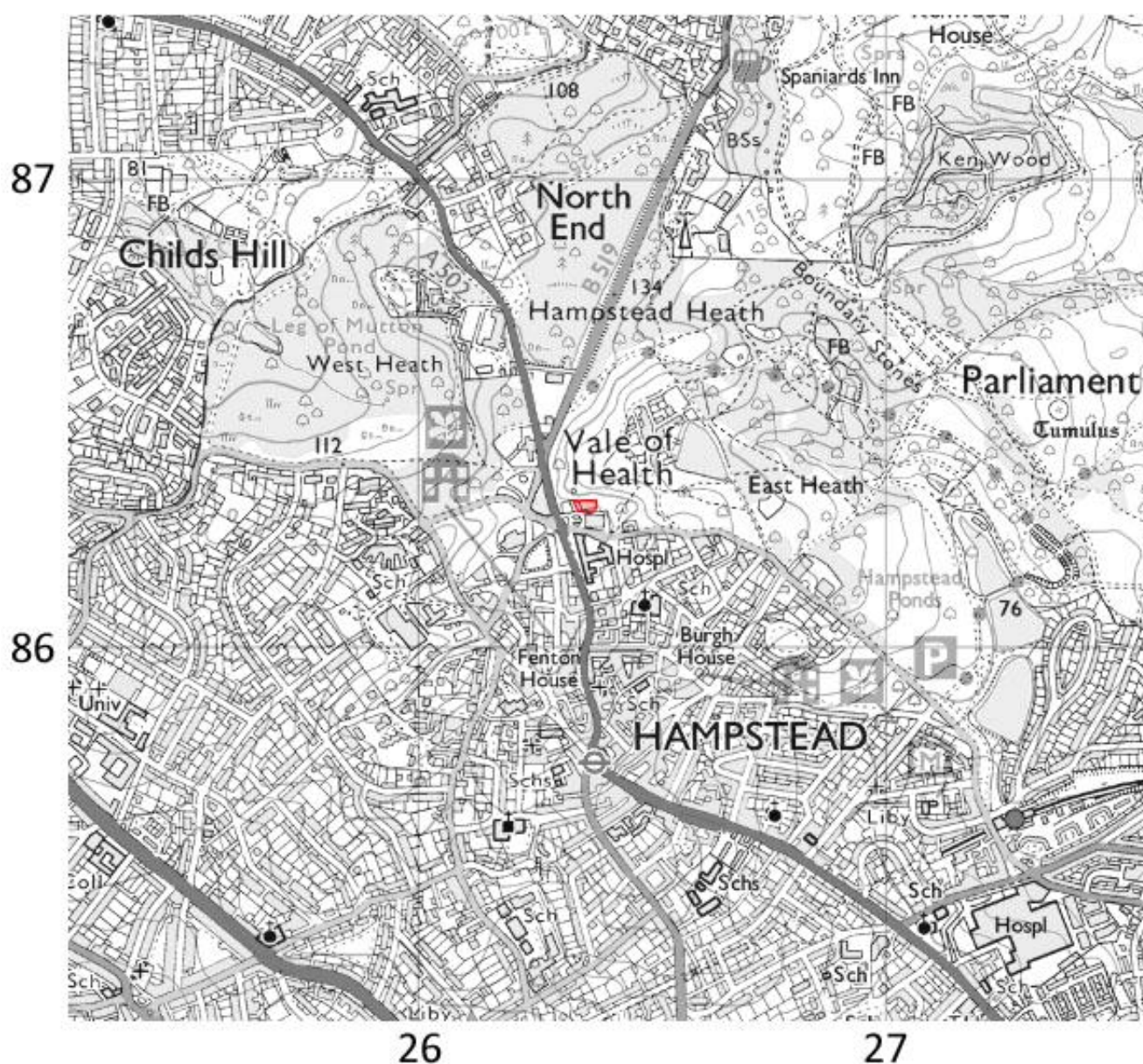


Figure 1: General OS 1:10 000 plan of the area, site location outlined in red



Figure 2: Detailed location plan, the application area outlined in red. Taken from the Plan produced by Bentheim Design & Jonathan Freegard Architects, drawing no. 643-000

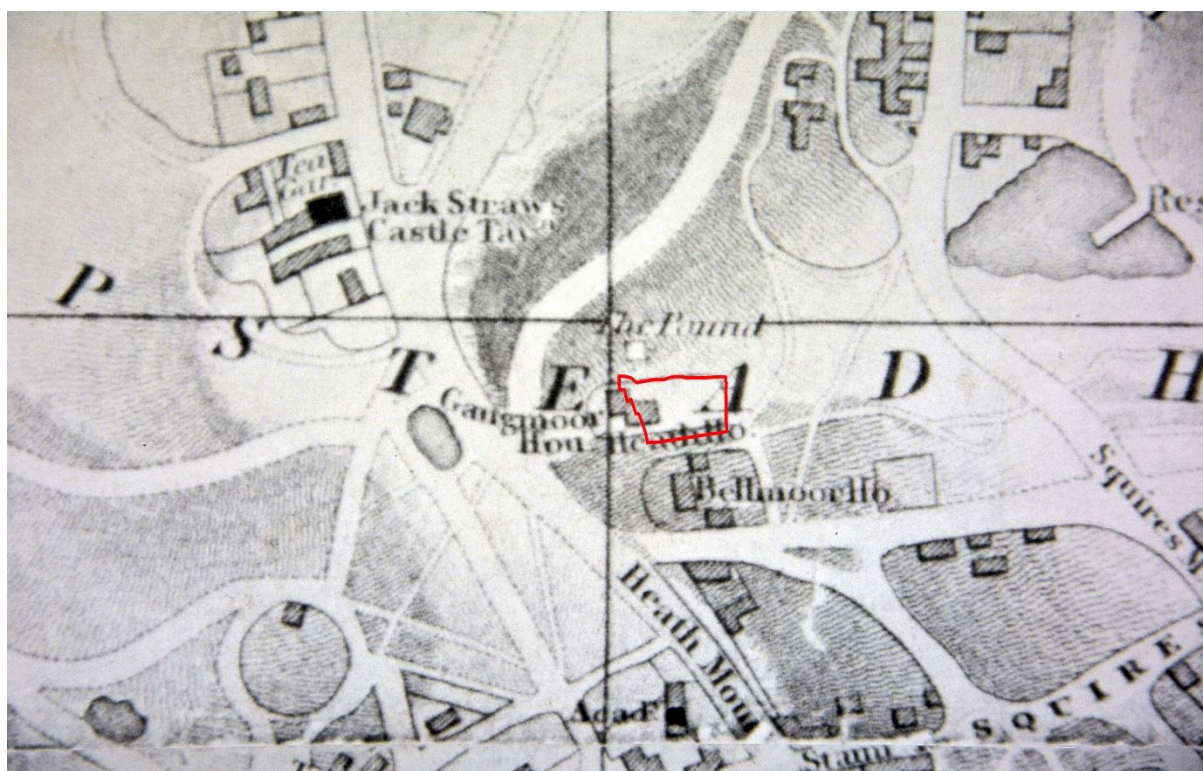


Figure 4: Extract from Cruchley's plan of 1835. Approximate site boundary outlined in red. *George Frederick Cruchley, New Plan of London & its Environs, 1835*



Figure 5: Sketch of the east face and garden of Whitestone House (then known as *The Lawn*), 28 June 1932.

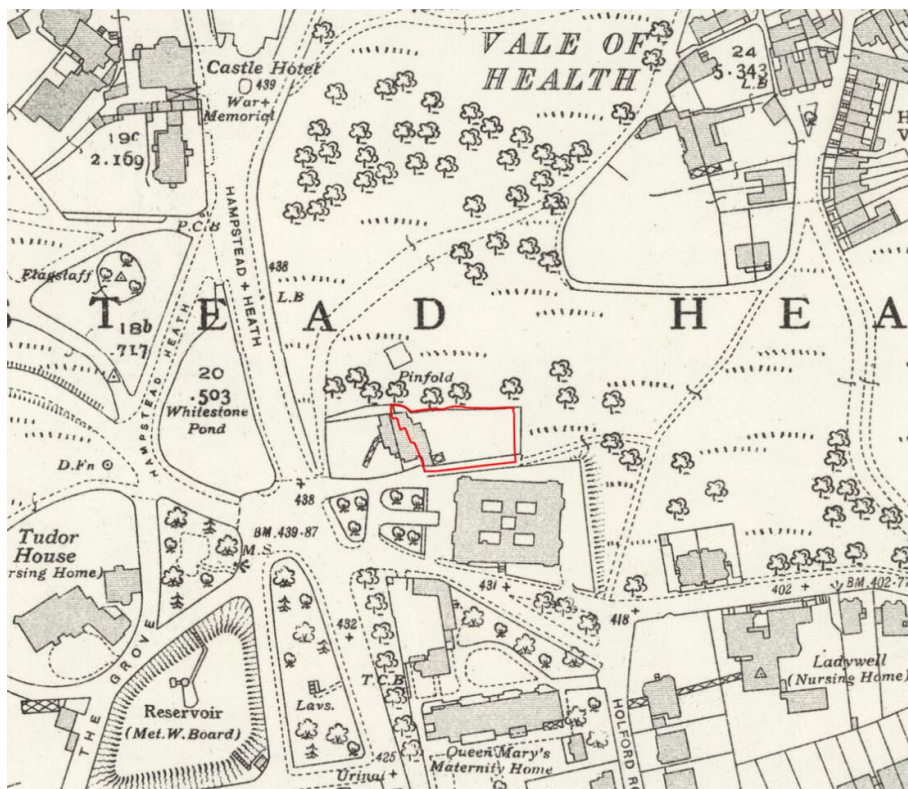


Figure 6: Extract from the 1934 Revision of the OS map, with site outlined in red

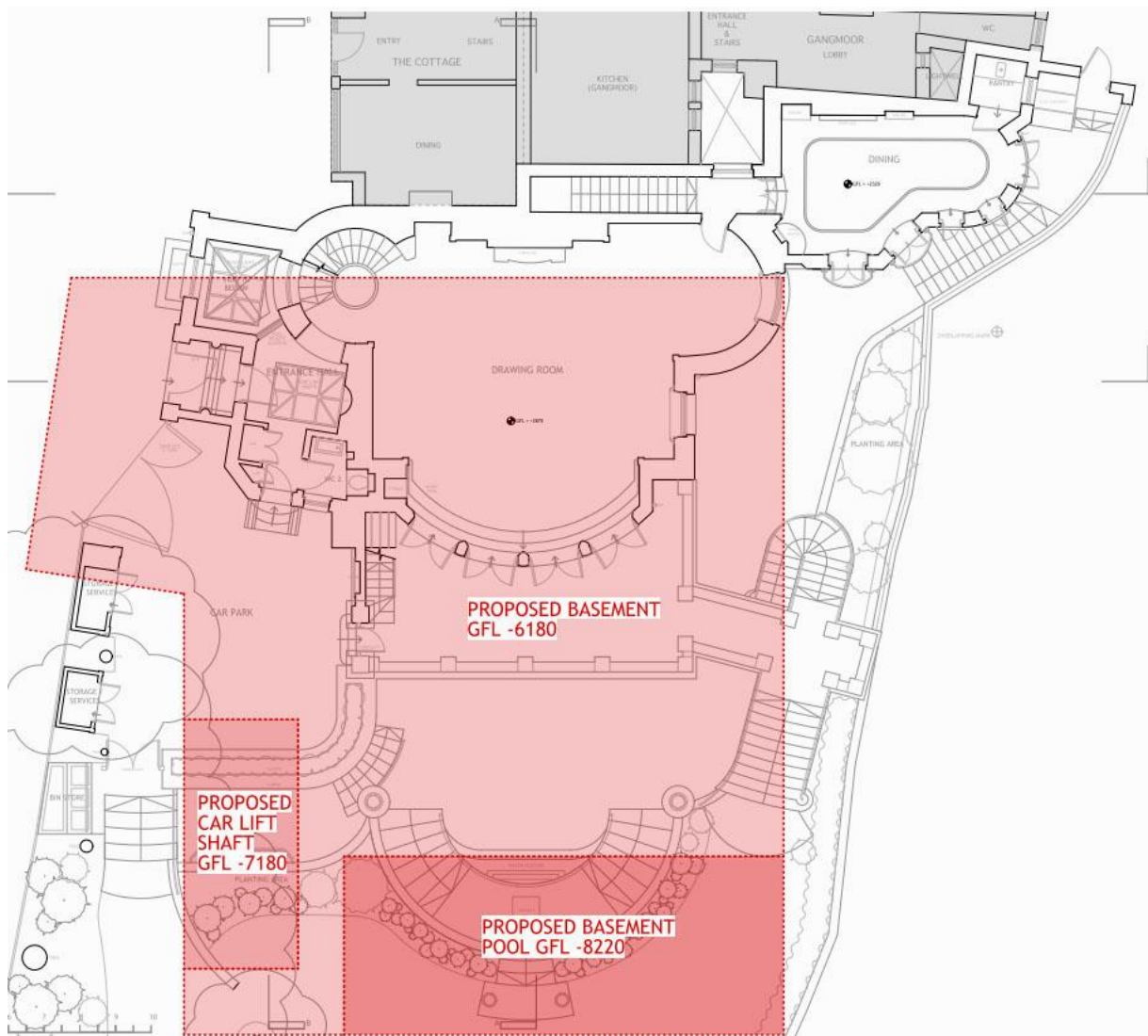


Figure 7: Proposed development, showing extension of the new basement beyond the existing footprint of Whitestone House. Previous lower ground floor shown in pink, proposed extension shown in red. Plan provided by Jonathan Freegard architects (Drawing No. 643-101 proposed basement). Orientated with west approximately to top

APPENDIX I Specialist staff

The following external specialists may be consulted on this project, dependent on the artefacts or other material recovered during the fieldwork:

Katie Anderson (ABCeramic Specialists)	Roman and prehistoric ceramics
Heidi Archer (Compass Archaeology)	Forensic Archaeology
Valentina Bernardi (UCL)	Human & animal remains
Paul Blinkhorn (Independent Consultant)	Saxon to post-medieval ceramics
Rose Broadley	Roman to post-medieval glass
Jon Cotton (Independent Consultant)	Prehistoric flintwork, metalwork & ceramics
Stephen Freeth (Independent Consultant)	Manuscript research & inscriptions
Lynne Keys	Metalworking slag & by-products
Mike Hammerson	Roman coins & ceramics
Matilda Holmes (Independent Consultant)	Animal bone
Susan Pringle (Independent Consultant)	Ceramic building material
Quaternary Scientific (QUEST)	Environmental archaeology
Dr Mark Samuel (Independent Consultant)	Worked stone
Dr Jörn Schuster (Independent Consultant)	Most small finds
Dr Ruth Shaffrey	Loomweights, querns, <i>etc.</i>
Anthony Yendall	Metal detectorist