

# 228 BELSIZE ROAD, LONDON BOROUGH OF CAMDEN: Archaeological Evaluation Report

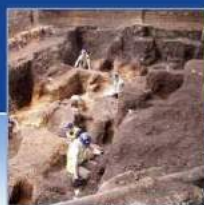
Planning Reference 215/5832/P

National Grid Reference Number: TQ 25590 83748

Site Code: BEZ20

AOC Project No: 34123

Date: May 2020



## 228 Belsize Road, London Borough of Camden: Archaeological Evaluation Report

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National Grid Reference (NGR):	TQ 25590 83748
AOC Project No:	34123
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Date:	May 2020

This document has been prepared in accordance with AOC standard operating procedures.

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Date: May 2020

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Date: May 2020

Draft/Final Report Stage: Draft

Date: May 2020

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## Contents

	Page
Non-Technical Summary.....	iii
1. Introduction .....	1
2 Planning Background.....	2
3 Geology and Topography .....	3
4 Archaeological and Historical Background.....	3
5 Aims of the Investigation .....	5
6 Methodology .....	5
7 Results .....	6
8 Finds .....	7
9 Conclusion .....	7
10 Publication and Archive Deposition.....	8
11 Bibliography .....	8
APPENDICES .....	13
Appendix A: Context Register .....	14
Appendix B: Finds Assessment.....	15
Appendix C: OASIS Form .....	17

## Figures

- Figure 1: Site Location Plan
- Figure 2: Detailed Site Location Showing Evaluation trench
- Figure 3: Plan and Sections

## Plates

- Plate 1: Archaeology Trench Overview, Looking Southeast
- Plate 2: Southwest - Facing Section of Trench

## Non-Technical Summary

*An archaeological evaluation comprising a single trench was undertaken by AOC Archaeology on 12<sup>th</sup> May 2020, ahead of construction of an extension with a basement at 228 Belsize Road, in the London Borough of Camden (NGR TQ 25590 83748). The trench measured 5m by 1.5m.*

*The trench showed natural deposits at 34.80m OD, which is 0.70m below current street level. This was overlain by made ground of post-medieval date, which is likely to be upcast from railway construction in the 1850s, prior to construction of the properties along Belsize Road in the 1860s. No finds or features of archaeological significance were revealed, despite the site's proximity to the medieval Kilburn Priory.*

*No further work is recommended. The requirement for any further archaeological investigation in relation to this development is the decision of the monitoring archaeologist for the London Borough of Camden.*

*Publication is expected to comprise at this stage of an entry on the Archaeological Data Service (ADS) via completion of an OASIS form (OASIS ID aocarcha1-392653).*

*On completion of the project AOC will discuss arrangements for the archive to be deposited with LAARC and with the developer/landowner. This will be prepared in the format agreed with the Archive and following national guidance (ADS 2011 and Brown 2011).*

## 1. Introduction

- 1.1 This report documents the results of an archaeological evaluation undertaken by AOC Archaeology Group in May 2020 at 228 Belsize Road, London Borough of Camden (National grid Reference TQ 25590 83748).
- 1.2 The Site, occupied by 228 Belsize Road, is located on the corner of Belsize Road and Priory Road. The building is part of a parade (Nos. 228-250, even) of unlisted buildings which make a positive contribution to the special character and appearance of the Priory Road Conservation Area. The Local Planning Authority is Camden Council.
- 1.3 No. 228 is a three-storey townhouse with café premises on the ground floor, and a single storey extension on the corner with Priory Road.
- 1.4 Initially, two phases of work were planned; a watching brief on piles followed by excavation of an evaluation trench, in advance of a new basement. It was subsequently agreed that the archaeological potential be addressed through evaluation trenching prior to any other groundworks (Plate 1).



Plate 1: Archaeology Trench Overview, Looking Southeast

## 2 Planning Background

- 2.1 The local planning authority is Camden Council, to whom archaeological advice is provided by Laura O’Gorman at the Greater London Archaeological Advisory Service (GLAAS).
- 2.2 The Site is located within the Archaeological Priority Area of Priory Road. A desk-based assessment (DBA) was produced by Pre-Construct Archaeology (PCA) in 2015 to accompany the planning application for the Site. The DBA indicated there to be low potential for prehistoric and Roman archaeology and medium potential for medieval and post-medieval archaeological remains to survive on the Site. GLAAS were consulted in November 2015 and stated that the eastern portion of the Site, where there was no existing basement, contained a relatively higher potential for archaeological remains to survive. GLAAS also noted that the precise location of the historically documented Kilburn Priory had not been identified and that as the Site is located within the APA, designed to cover Kilburn Priory and Kilburn settlement, there is the potential for archaeology to survive on Site. GLAAS recommended the wording of an archaeological condition to be attached to any approved planning permission and envisaged that the archaeological works would comprise an evaluation.
- 2.3 Planning permission was approved in 2017 for the demolition of the existing single-storey extension in the eastern area of the Site and the erection of a three storey with basement extension (Planning Reference 215/5832/P).
- 2.4 Condition 11 of the approved planning permission (Planning Reference 215/5832/P), as advised by GLAAS, stated that:

*“No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.*

*If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:*

- a) The statement of significance and research objectives, 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 stage 2 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.”*



- 2.5 Laura O’Gorman, GLAAS archaeological advisor to the London Borough of Camden, was consulted in April 2020 with regard to the exact nature of archaeological works. Laura O’Gorman initially requested that a watching brief be undertaken during piling works and then a subsequent evaluation, if the piling preceded evaluation. The development methodology was altered, enabling the evaluation to go ahead in advance of piling works.
- 2.6 In advance of the fieldwork, a WSI was produced by AOC Archaeology (AOC 2020) in consultation with GLAAS to satisfy any potential planning conditions pertaining to archaeology, and was approved by Laura O’Gorman, on behalf of the London Borough of Camden.
- 2.7 The detailed WSI (AOC 2020) was designed in accordance with current best archaeological practice and local and national standards and guidelines:
- Department for Communities and Local Government – National Planning Policy Framework (NPPF) (DCLG 2019).
  - Historic England - Management of Archaeological Projects (HE 2015a).
  - Historic England Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (HE 2015b).
  - Chartered Institute for Archaeologists – Code of Conduct (CIfA 2016a).

### 3 Geology and Topography

- 3.1 According to the British Geological Survey GeoIndex (BGS 2020), the Site is underlain by London Clay Formation, a sedimentary bedrock composed of clay, silt, and sand, formed approximately 34 to 56 million years ago in the Palaeogene Period. This bedrock is indicative of a deep sea environment. The superficial deposit is recorded as alluvium, relating to the proximity of the River Westbourne.
- 3.2 Topographically, the Site is relatively flat, although there is a general downhill slope westwards from the Junction of Kilburn Priory and Priory Road with Belsize Road the road slopes down to the west.

### 4 Archaeological and Historical Background

- 4.1 PCA undertook a Historic Environment Desk Based Assessment in 2015 and the following is extracted from that report.

#### Prehistoric to Early Medieval Periods (100,000BP to AD1066)

- 4.2 There is a paucity of prehistoric remains recorded within 500m of the Site, although the line of Kilburn High Road, to the west of the Site, is believed to be a pre-Roman trackway.
- 4.3 There is also a scarcity of Roman remains within 500m of the site, it lies 8.5km northwest of Roman *Londinium*. The nearest Roman road to the site is Watling Street, which follows the approximate alignment of the current Kilburn High Road, 200m west of the site. The only archaeological finds of Roman date within 500m of the site is a small assemblage of residual Roman pottery found at 258-262 Belsize Road (Miller, 1993).
- 4.4 There is no evidence for settlement or archaeological finds from the early medieval period.

#### Medieval Period (AD1066 to AD1540)

- 4.5 In the medieval period, the site would have lain just to the north of Kilburn Priory. This is thought to have been located to the west of the site between the junctions of Belsize Road and Kilburn Vale and

Kilburn High Road. Associated buildings appear to have centred around the site of Kilburn station, just outside the current conservation area. The name Kilburn was first recorded in 1134 as *Cuneburna*, referring to the priory. The priory derived its origin from a recluse named Godwyn who built a cell for the purpose of seclusion during the reign of Henry I (Brayley 1834).

- 4.6 Sometime between 1128 and 1134 Godwyn granted his hermitage to the conventual church of St Peter and almost immediately the lands were assigned to three nuns who took up residence there for the purpose of a holy life. At this time, the cell that had been on the site was converted into a nunnery. Kilburn Priory's location on Watling Street meant that it became a popular resting stop for pilgrims heading for St Albans and Willesden.
- 4.7 The Kelebourne (Kilburn) stream which passed through the area rose in the higher ground of Hampstead and flowed down to the Thames via West Hampstead, passing under a bridge to the junction of Belsize Road and Kilburn Vale. The stream then turned to the west where Kilburn Bridge was built around the 13<sup>th</sup> century for the use of Kilburn Priory. The priory was dissolved by 1535; the buildings being given over to the Earl of Warwick who had converted them to a manor house by 1546.
- 4.8 The position of Kilburn on a major travel route facilitated the establishment of two inns in the middle of the 15<sup>th</sup> century - the Red Lyon (thought to have been founded in 1444) and the Cock, followed by others later.

#### **Post-Medieval (AD1600-AD2020)**

- 4.9 When Kilburn Priory was dissolved in 1535 the buildings were given to St Johns Priory and then to the Earl of Warwick in 1546 who converted them into a Manor House. Some earthworks, fishponds and a moat associated with this conversion were still visible in 1722. By 1814 these had been removed.
- 4.10 The area around the site remained extensively rural until well into the 18<sup>th</sup> century as part of the Manor. Newton's map of 1814 shows the site lying between the Hall Oak Manor Farm and St Johns Wood Farm. It is located adjacent to a road that follows the line of the current Kilburn High Road, but otherwise was located within open land by the Kilburn Wells.
- 4.11 The last of the priory buildings was pulled down in 1790. By the mid-19<sup>th</sup> century extensive development had taken place across the area and the study site was located at the end of St George's Terrace. By this time, the railway line had been constructed and Kilburn Station is evident on the map in the location of the former priory buildings. When this railway was constructed in a cutting, pottery, coins, and bronze vessels were found at the Priory site. Kilburn High Road railway station opened in 1852 as Kilburn & Maida Vale station by the London and North Western Railway (LNWR).
- 4.12 The current site boundary and 228 Belsize Road first appears on the 1864 map, although the street is named St George's Terrace. This runs parallel to the railway cutting, and was constructed after the railway line was established. The road was renamed by 1893 and the plots on the north and south of Belsize Road in this area are individually defined. Little further development is apparent in the vicinity of the site during the early 20<sup>th</sup> century. The Ordnance Survey map of 1912 shows the site with no obvious changes to the boundary. The layout of the surrounding area is also largely unchanged. The Ordnance Survey Map of 1953 shows the layout of the site as largely unchanged from earlier editions, and the current single storey extension is shown on the 1984 Ordnance Survey Map.



## 5 Aims of the Investigation

5.1 The aims of the archaeological evaluation were defined as:

- To establish the presence/absence of archaeological remains within the Site.
- To determine the extent, condition, nature, character, quality, and date of any archaeological remains encountered.
- To record and sample excavate any archaeological remains encountered.
- To assess the ecofactual and environmental potential of any archaeological features and deposits.
- To determine the extent of previous truncations of the archaeological deposits.
- To enable the archaeological advisor to Camden Council to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition.
- To make available to interested parties the results of the investigation.

5.2 The specific aims of investigation were defined as being:

- To confirm the presence or absence of any remains related to Kilburn Priory or the medieval settlement.
- To confirm the presence or absence of any remains related to the 19<sup>th</sup> century structures on Site.

5.3 The final aim was to make public the results of the investigation, subject to any confidentiality restrictions, through the ADS OASIS website.

## 6 Methodology

6.1 A Written Scheme of Investigation (WSI) prepared by AOC Archaeology (AOC 2020) defined the site procedures for the evaluation trench.

6.2 A unique site code (BEZ20) was assigned by the London Archaeological Archive Resource Centre (LAARC) and was used as the site identifier for all records and finds. The site archive will be organised to be deposited with LAARC, according to their current guidance.

6.3 The evaluation was supervised by Juan Paulo Vasquez Rodriguez, and managed by Melissa Melikian, AOC Operations Director. Archaeological advice was provided by Laura O’Gorman, at the Greater London Archaeological Advisory Service (GLAAS). Consultancy advice was provided by Andrew Josephs Associates.

6.4 This evaluation comprised a single trench located within the footprint of the proposed new basement. Due to site constraints, this was excavated to a width of 1.5m rather than 1.8m.

## 7 Results

### Trench 1 (Figure 1)

Table of the stratigraphic sequence

Context	Thickness	Upper Height of Deposit (mOD)	Description/ Interpretation
101	0.06m	35.52	Concrete tiled surface
102	0.05m	35.46	Yellow sand and gravel hardcore
103	0.13m	35.41	Light brown silty clay made ground
104	0.16m	35.28	Blackish brown silty clay with charcoal and BM
105	0.12m	35.12	Reddish brown silty clay, fluvial or redeposited
106	0.20m	35.00	Dark brown silty clay agricultural or garden deposit
107	0.27m	34.80	Clayey gravel natural deposit

- 7.1 Trench 1 was roughly located in the centre of the site and aligned roughly northeast-southwest, parallel to the wall of No. 228 Belsize Road. The trench measured 5m x 1.50m at surface. A sequence of deposits with no archaeological features was revealed.



Plate 2: Southwest - Facing Section of Trench

- 7.2 The lowest deposit in the trench was naturally-lain mottled yellow and blue clay (107), with sub angular pebbles. This lay at 34.80mOD. This was overlain by 0.20m depth of dark brown root-disturbed silty clay (106) with occasional inclusions of gravel, and flecks of charcoal and ceramic building materials (CBM). The CBM may have been introduced by root disturbance. This could represent a buried land surface; it was overlain by 0.12m depth of reddish brown gravelly silty clay (105), its surface at 35.12mOD. This contained finds of brick, tile, clay tobacco pipe and flowerpot, showing a post-16<sup>th</sup> century date for this deposit, although the tile may be of late medieval date and therefore residual.

- 7.3 The silty layer was in turn overlain by a layer of blackish brown silty clay (104) with inclusions of charcoal, CBM, glass and slate that was 0.16m deep. This probably represents made ground or a dumped deposit. The glass was from bottles and windows, and is of 19<sup>th</sup>-20<sup>th</sup> century date. This layer may also relate to construction or demolition events associated with the construction of 228 Belsize Road, perhaps clearance of previous buildings on the site. The next deposit in the sequence was 0.13m depth of brown silty clay (103) with gravel and CBM inclusions, its surface at 33.41mOD. Plastic within the deposit indicated its modern, 20<sup>th</sup> century date. This appeared to be the level at which the main property, 228 Belsize Road was built, since the entire depositional sequence was truncated along the southwest face of the trench by a deep, vertical cut [109] which is assumed to be for the present basement. The cut was backfilled with blackish brown sandy clay with gravel and bricks fragments (108). The bricks are of 19<sup>th</sup> century date.
- 7.4 The top layers relate to the recent single storey extension on site. A 0.05m thick layer of yellow gravel (102) provided a bed for a concrete surface (101), covered with tiles that formed the floor of the extension, lying at 35.52mOD.

## 8 Finds

- 8.1 During the evaluation, a small finds assemblage was retrieved from layers of made ground and backfill of the basement construction cut (Appendix B). All finds were of post-medieval date, comprising building materials, glass, clay tobacco pipe and flowerpot. These are of low significance beyond proving the post-medieval date of the deposits. No residual finds of earlier date were recovered.

## 9 Conclusion

- 9.1 The archaeological evaluation has successfully characterised the stratigraphy and archaeological potential within the area of the new basement. The natural deposit, here locally being clay with gravel lay at 34.80mOD, approximately 0.70m below current street level. The lowest deposit sealing this was dark greyish brown clay which may be a remnant of a garden soil, later was buried by layers of made ground, but may itself be made ground: there was no subsoil between the natural and the garden-soil type deposit. The railway line in its cutting lies just 40m south of the site, and predates the laying-out and construction of Belsize Road. The four layers in the archaeological sequence above the natural clay could all be made ground, potentially dumped as upcast from excavations for the railway line, before No. 228 was built with its basement excavation cut through these soils. The finds from the excavations show post-medieval finds ranging through the sequence.

- 9.2 The specific aims of the evaluation have been addressed, and fulfilled as follows

- *To confirm the presence or absence of any remains related to Kilburn Priory or the medieval settlement;*

There were no remains, either structural or artefactual relating to the medieval Kilburn Priory revealed in the trenches. This may be due to the lack of medieval activity in the excavated area of the site, but may also be the result of 19<sup>th</sup> century alterations to the topography of the site. The two pieces of pegtile that are of potential medieval date are of low significance, since they are not associated with any structure, and occur amongst later finds. The lack of subsoil may indicate that the ground was reduced before being made up to its current level. Certainly, the soil upcast from excavating the basement would have needed removing from site, if not making up the ground further.

- *To confirm the presence or absence of any remains related to the 19<sup>th</sup> century structures on Site.*

Only the construction cut for the current building was identified in the evaluation, with no evidence for other previous or attendant structures prior to the construction of the single storey extension in the 1980s.

- 9.3 Overall, the lack of any archaeological deposits or finds suggests that the site lies either beyond the influence of Kilburn Priory, or that past reworking of the site in the 19<sup>th</sup> century has removed such evidence.
- 9.4 The work was carried out as a condition on a planning application. The results of the evaluation do not show an archaeological presence on the site; no further work is recommended. The decision on further mitigation in relation to the planning application is the decision of the monitoring archaeologist at GLAAS (Laura O’Gorman).

## 10 Publication and Archive Deposition

- 10.1 The publication of the results of the archaeological investigation is expected to comprise a summary text in a local journal and entry on the Archaeological Data Service (ADS) via completion of an OASIS form (Appendix C).
- 10.2 On completion of the project, the archive, consisting of paper records, drawings and digital photographs will be deposited with the London Archaeological Archive Resource Centre (LAARC), which is currently closed for relocation, within one year of the completion of fieldwork. The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and (Brown & AAF 2007). The archive will be security copied and a copy deposited with the National Archaeological Record (NAR).

## 11 Bibliography

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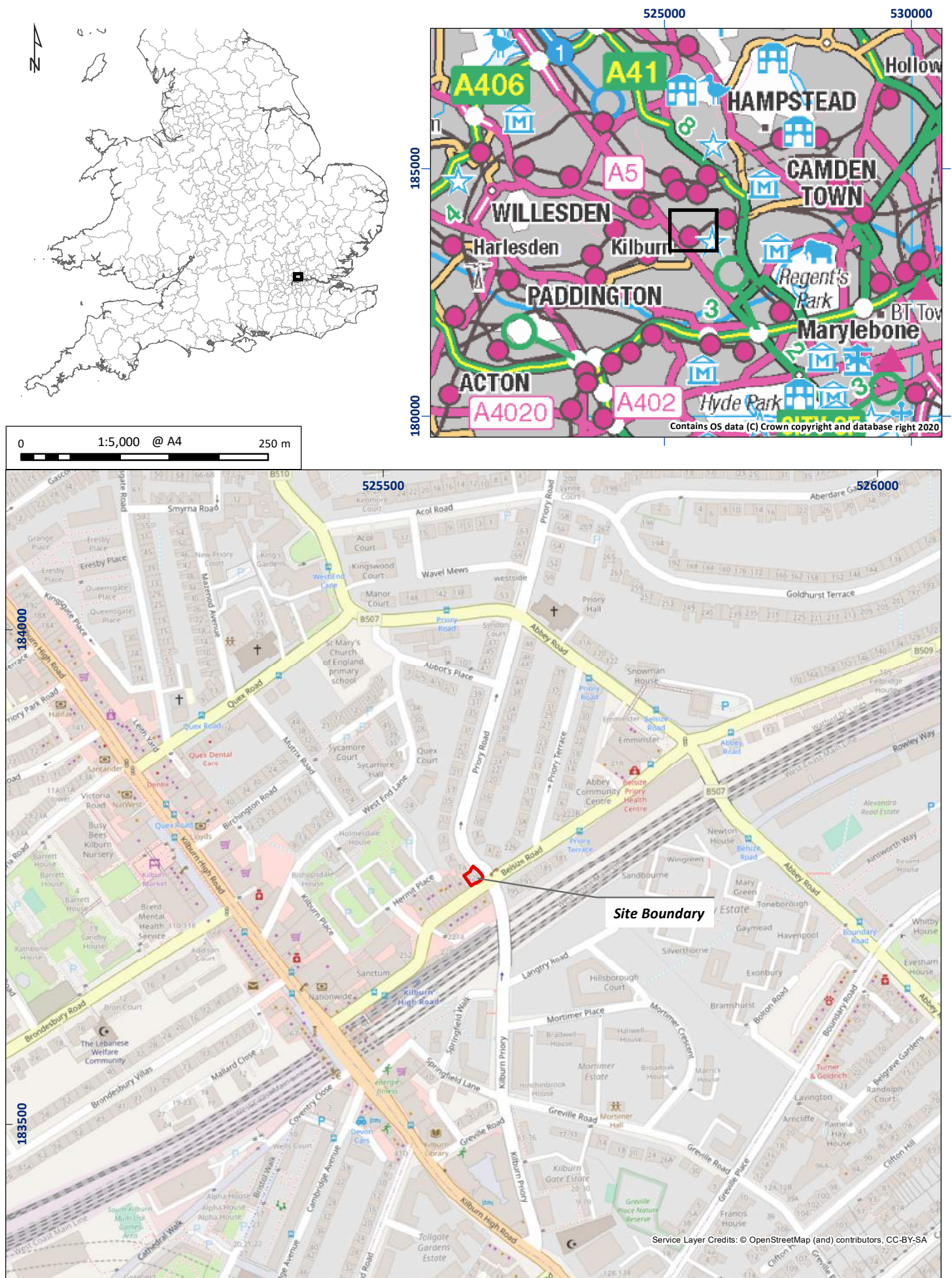


Figure 1: Site Location Plan

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01/34123/REP/02/01

Figure 2: Detailed site location showing Evaluation Trench

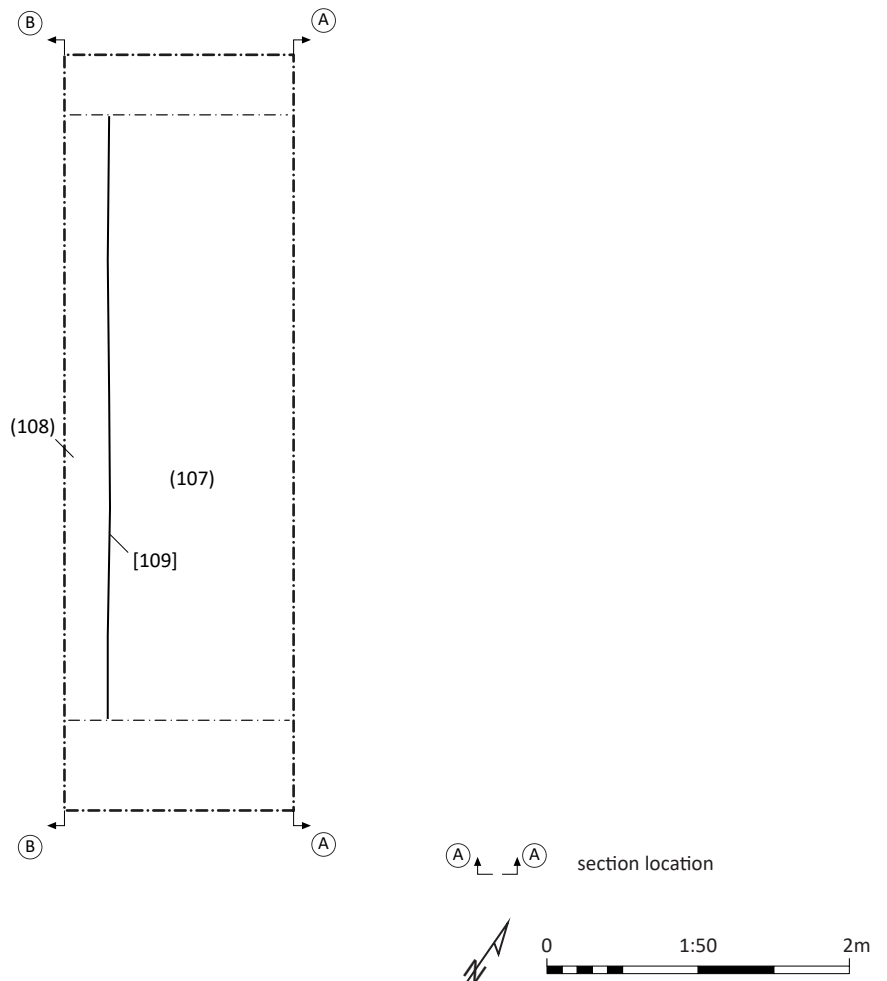
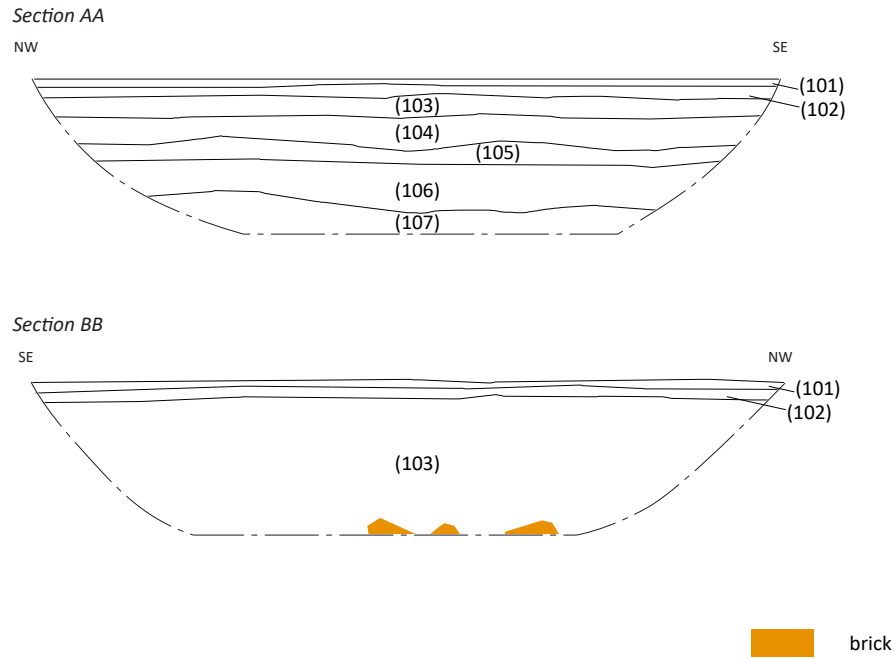


Figure 3: Plan and Sections

01/34123/REP/03/01

## APPENDICES

## Appendix A – Context Register

Context	Context Description	Length	Width	Depth
101	Concrete tiled surface	5.00m	1.50m	0.06m
102	Yellow sand and gravel hardcore	4.88m	1.50m	0.05m
103	Light brown silty clay made ground	4.75m	1.20m	0.13m
104	Blackish brown silty clay with charcoal and BM	4.68m	1.20m	0.16m
105	Reddish brown silty clay, fluvial or redeposited	4.36m	1.20m	0.12m
106	Dark brown silty clay agricultural or garden deposit	4.16m	1.20m	0.20m
107	Clayey gravel natural deposit	3.40m	1.20m	0.27m
108	Fill of [109]	5.00m	0.30m	>1.00m
109	Construction cut, basement	5.00m	0.30m	>1.00m

## Appendix B: Finds Assessment

*Kylie McDermott and Les Capon*

### The Pottery

A single sherd of post-medieval pottery was recovered. The sherd has been quantified by count and weight and has been identified and spot dated with reference to the Museum of London Code Expansions (medieval and post medieval pottery codes). The sherd (12g) recovered from context (105), is a fragment of post-medieval redware flower pot (PMR, FPOT, 1580-1900).

The sherd is of little archaeological value beyond dating evidence and is therefore recommended for discard.

### The Glass

#### Introduction and Methodology

A small assemblage of five fragments (199g) of glass was recovered. All fragments were recovered by hand on site. All glass is 19<sup>th</sup> to 20<sup>th</sup> century in date and was recovered from a single content (104).

The glass has been quantified using fragment count, weight (g) and estimated number of vessels (ENV), and identified by glass colour and form, conforming to the Museum of London Code Expansions for glass. All data has been recorded on an Excel spreadsheet, to be included with the final site archive.

#### Bottle Glass

The assemblage consists predominantly of bottle glass (177g), collected from context (104). This includes colourless and turquoise body and base fragments and the neck and rim of a brown, crown capped bottle. The bottle fragments are all post-19<sup>th</sup> century in date.

#### Window

A single sherd (22g) of a thick (7mm) colourless window glass was also identified in in context (104).

#### Recommendations

The assemblage is small and provides little archaeological value beyond dating evidence. It is recommended that the glass assemblage be discarded.

### The Clay Tobacco Pipe

*Kylie McDermott*

A single clay tobacco pipe stem (1g) was recovered from context (105). The presence of pipe stems indicates a general post-medieval date for this context. The pipe stem is of little archaeological value beyond dating evidence and is therefore recommended for discard.

### Ceramic Building Materials

A small assemblage of brick and tile from the site is of post-medieval date. The assemblage comprises two pieces of peg tile and four pieces of brick, weighing a total of 4,052g. The two pieces of pegtile (105) weigh 177g, and are handmade tiles with sandy beds, 14mm thick, one has a finger swipe across the face which may be a batch mark. These may be 14<sup>th</sup>-15<sup>th</sup> century tiles but are residual in a later deposit. Two brick fragments from the same deposit are hard-fired red bricks and are undiagnostic but are likely to be of post-medieval date.

A brick and a half brick (108) from the backfill of the basement construction cut are of 19<sup>th</sup> century date. The complete brick is a coarse purplish yellow fabric with a frog and manufactured after 1850. The red half-brick is slightly earlier, of probable early 19<sup>th</sup> century date, with adhering lime mortar.

All data has been recorded on an Excel spreadsheet, to be included with the site archive.



## Appendix C – OASIS Form

OASIS ID: aocarcha1-392653

### Project details

Project name 228 Belsize Road, London Borough of Camden: Archaeological Evaluation

Short description of the project A single trench evaluation revealed made ground over natural deposits

Project dates Start: 12-05-2020 End: 12-05-2020

Previous/future work No / No

Any associated project reference codes BEZ20 - Sitecode

Any associated project reference codes 34123 - Contracting Unit No.

Type of project Field evaluation

Site status Conservation Area

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type NONE

Significant Finds NONE

Methods & techniques "Sample Trenches"

Development type Urban commercial (e.g. offices, shops, banks, etc.)

Prompt National Planning Policy Framework - NPPF

Position in the planning process After full determination (eg. As a condition)

### Project location

Country England

Site location GREATER LONDON CAMDEN 228 Belsize Road

Postcode NW6 4BT

Study area 200 Square metres

Site coordinates TQ 25590 83748 51.538151534513 -0.188922825547 51 32 17 N 000 11 20 W Point

Height OD / Depth Min: 34.8m Max: 34.81m

### Project creators

Name of Organisation AOC Archaeology

Project brief originator AOC Archaeology

Project design originator AOC Archaeology

Project director/manager Catherine Edwards

Project supervisor      Juan Paulo Vasquez

Type of sponsor/funding body    developer

#### Project archives

Physical Archive recipient      LAARC

Physical Archive ID      BEZ20

Physical Contents      "Ceramics", "Glass"

Physical Archive notes    held at AOC until archived

Digital Archive recipient LAARC

Digital Archive ID      BEZ20

Digital Contents "Ceramics", "Glass"

Digital Media available    "Images raster / digital photography", "Images vector", "Text"

Digital Archive notes    held at AOC until archived

Paper Archive recipient LAARC

Paper Archive ID      BEZ20

Paper Contents "Ceramics", "Glass"

Paper Media available    "Context sheet", "Photograph", "Plan", "Report", "Section", "Unpublished Text"

Paper Archive notes    held at AOC until archived

#### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title    228 Belsize Road, London Borough of Camden: Archaeological Evaluation Report

Author(s)/Editor(s)      Velasquez, J.P.

Date    2020

Issuer or publisher      AOC Archaeology

Place of issue or publication    London

Description    A4, 26 pages, 3 figures, 2 plates

Entered by    les capon (les.capon@aocarchaeology.com)

Entered on    19 May 2020



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