

**AN ARCHAEOLOGICAL
EVALUATION AT
37-63 FORTUNE GREEN ROAD,
WEST HAMPSTEAD,
LONDON BOROUGH OF CAMDEN**

JUNE 2006

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

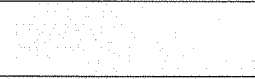

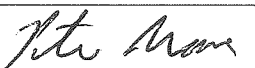
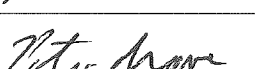
Site Name

37-63 Fortune Green Road, West Hampstead,
London Borough of Camden

Type of project

Archaeological Evaluation

Quality Control

Pre-Construct Archaeology Limited Project Code			K1198
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**An Archaeological Evaluation at 37-63 Fortune Green Road, West
Hampstead, London Borough of Camden**

**Site Code: FGH 06
Central National Grid Reference: TQ 2508 8556**

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Pre-Construct Archaeology Limited, June 2006**

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June 2006**

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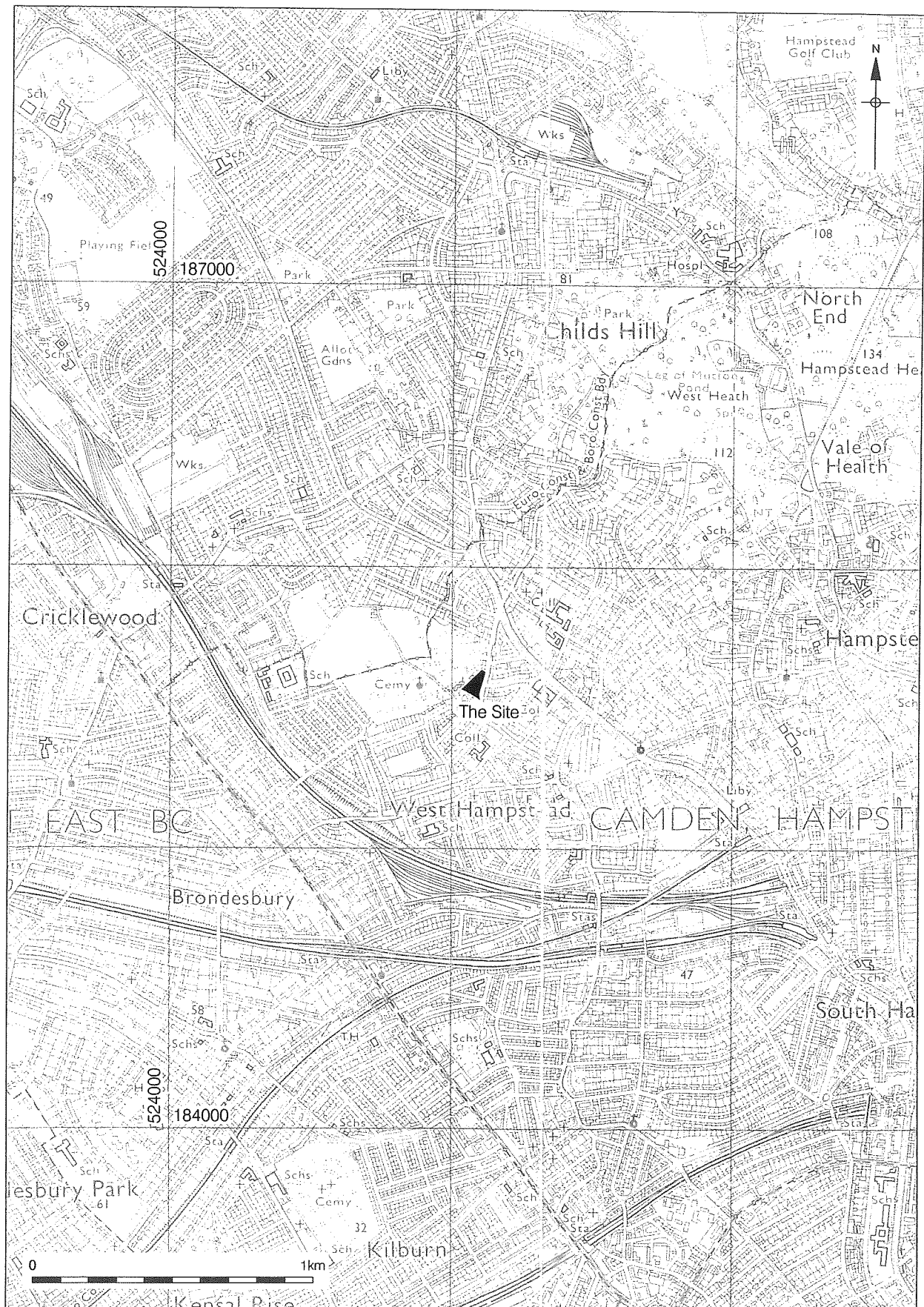
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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited of land at numbers 37 to 63 Fortune Green Road, West Hampstead, London Borough of Camden, for Sager House (Hampstead) Limited.
- 1.2 The archaeological work was implemented in support of fulfilling an archaeological planning condition for the proposed development of residential properties and retail and leisure facilities.
- 1.3 Three trenches were excavated across the site with natural clay revealed in each at levels between 76.26mOD and 78.95mOD. In two of the trenches the natural was truncated by late-post-medieval or modern activity, whilst in the third it was overlain by topsoil that produced pottery ranging from early-medieval to late-post-medieval in date.
- 1.4 No archaeologically significant features were exposed and it is recommended that no further archaeological work is undertaken and that any archaeological condition is discharged.

2 INTRODUCTION

- 2.1 An archaeological evaluation was conducted by Pre-Construct Archaeology Ltd. at 37-63 Fortune Green Road, West Hampstead (Figure 1), in advance of a proposed development by Sager House (Hampstead) Limited.
- 2.2 The evaluation was conducted between the 5th and 7th June 2006 and commissioned by Sager House (Hampstead) Ltd.
- 2.3 Four evaluation trenches were originally proposed (Walls 2006) but two trenches had to be amalgamated because of modern obstructions. Therefore three evaluation trenches were excavated across the site, positioned where possible, to avoid known previous intrusions (Figure 2). Excavation continued to a depth at which either archaeologically sensitive deposit or the natural strata were exposed, or health and safety constraints prevented further excavation.
- 2.4 The National Grid Reference of the site centre is TQ 2508 8556.
- 2.5 The site was assigned the unique code FGH 06.
- 2.6 The evaluation was supervised by Stuart Holden and assisted by Tiva Montalbano with the project managed by Peter Moore for Pre-Construct Archaeology Limited.



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Figure 1
Site Location
1:20 000

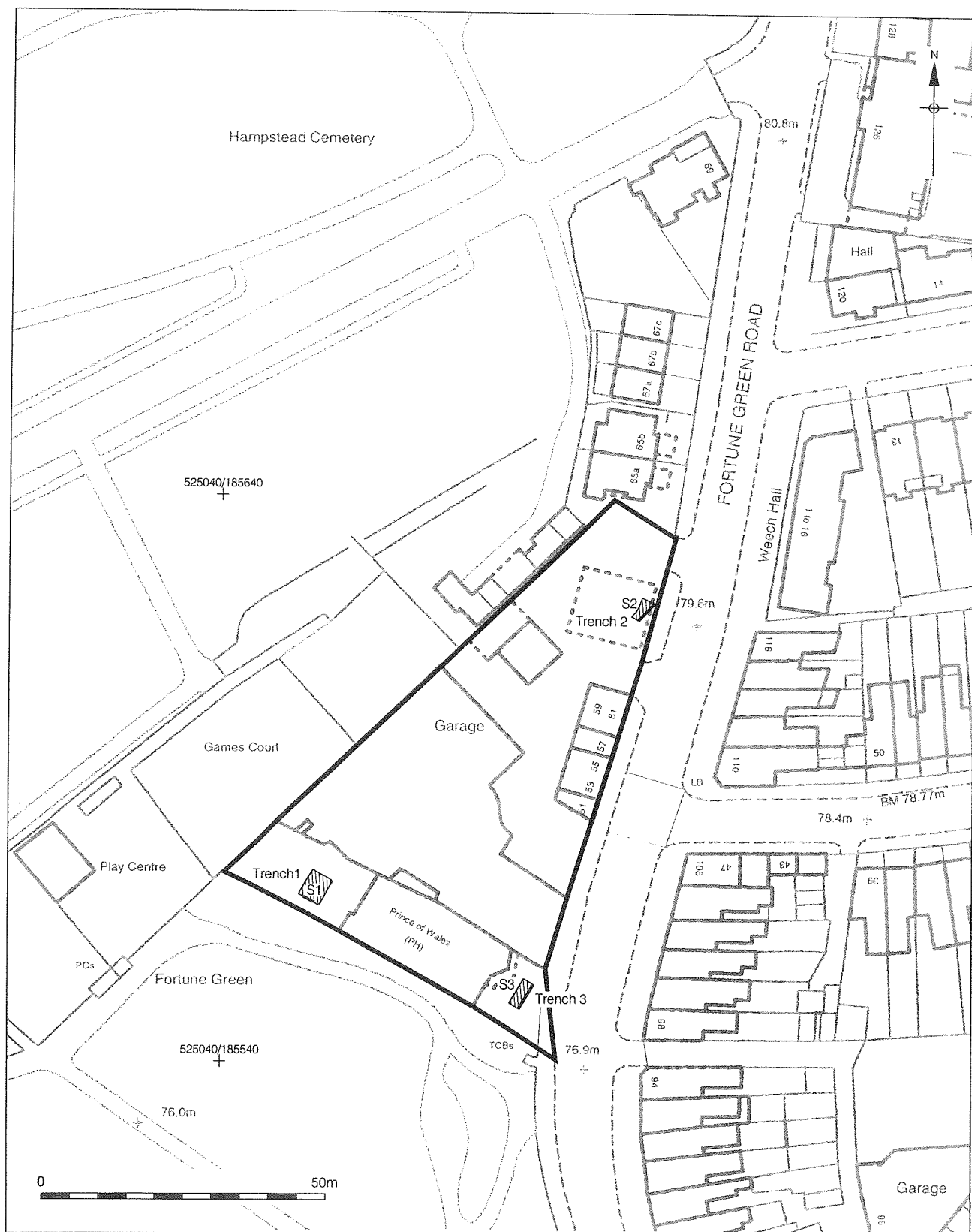


Figure 2
Trench Location
1:1000

3 PLANNING BACKGROUND AND RESEARCH OBJECTIVES

3.1 Planning Background

Archaeology in Camden and the UDP

- 3.1.1 The study aims to satisfy the objectives of the London Borough of Camden, which fully recognises the importance of the buried heritage for which they are the custodians. The Borough's deposited draft 'Unitary Development Plan', adopted in 2000, contains policy statements in respect of protecting the buried archaeological resource. The archaeological evaluation was undertaken to requirements advised by Diane Walls of English Heritage (Walls 2006), and a written scheme of investigation by Chris Mayo (Mayo 2006), in anticipation of an archaeological condition being imposed on any planning permission granted.

- 3.1.2 The proposed development is subject to the Council's Archaeology Policy:

SEN4 The Council will protect and enhance the Borough's heritage of townscape, buildings, landscape, archaeology and strategic and local views.

Preservation of archaeological heritage

EN41 The Council will seek to protect, enhance and preserve sites of archaeological interest and their settings. When researching the development potential of a site, developers should, in all cases, undertake their own archaeological desk-based assessments of whether the site is known or likely to contain archaeological remains. Within Archaeological Priority Areas and on other sites having archaeological potential, the Council may require an archaeological field evaluation to be carried out before a planning application is determined.

Retaining archaeological sites and their setting

EN42 The Council will recommend that important archaeological remains acquire due statutory protection. There will be a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not, and important archaeological remains should be 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 seek voluntary agreements to cover such matters, including the publication of the results, or may grant planning permission subject to conditions. Where developers do not propose due provision for accommodating important remains, permission may be refused.

4.87 The history of the Borough indicates that there is considerable likelihood that archaeological remains will be found in certain parts of the Borough which are identified on the Proposals Map as Archaeological Priority Areas. 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 (Greater London Archaeology Advisory Service) on the archaeological implications of development proposals, especially within the Archaeological Priority Areas and in the vicinity of known find spots. A record of these is maintained by the English Heritage Greater London Archaeology Advisory Service (Greater London Sites and Monuments Record).

4.88 Where there is good reason to believe that there are remains of archaeological importance, 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. If important archaeological remains are found, developers should adopt measures which allow the remains to be permanently preserved in situ. In other cases, the Council may seek to secure provision for the analysis, interpretation, display and publication of the results of archaeological investigation and of any finds.

3.1.3 The site does not currently lie within an Archaeological Priority Area as defined by the Camden UDP.

3.1.4 There are no Scheduled Ancient Monuments within the development site.

3.2 Research Objectives

3.2.1 The Method Statement prepared by Pre-Construct Archaeology (Mayo, 2006), proposed that consideration should be given to all periods but highlights the likelihood of encountering medieval field systems and post-medieval buildings, based on the findings of the Desk-Based Assessment prepared for the site (Hawkins, 2006).

3.2.2 The following research objectives were addressed during the course of the archaeological evaluation:

- Is there any evidence for prehistoric activity at the site?
- Is there any evidence for Roman activity at the site?
- Is there any evidence for Saxon activity at the site?
- Is there any evidence for post-medieval activity at the site?
- Does evidence survive for the street frontages of Fortune Green Road? Can their development be traced?
- To what extent have areas of potential survival been impacted upon by previous development?

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 An Archaeological Desk-Based Assessment (Hawkins, 2005) was compiled prior to the commencement of the evaluation. The results of this document are summarised below.

4.2 Summary

4.2.1 There have been limited archaeological investigations conducted within a 500m radius of the proposed development. However there is some evidence for archaeological activity within the area of the subject site. Future archaeological investigations may result in a significant change to the baseline data, which then in turn, may greatly increase or decrease the archaeological potential and significance of the area.

4.3 Prehistoric

4.3.1 There is very little evidence of prehistoric activity in the area, with no entries occurring on the GLSMR (Greater London Sites and Monuments Record) within a 500m radius of the study site.

4.4 Roman

4.4.1 The area of the study site lies less than 1km north-east of the major Roman road Watling Street. Despite its proximity to this major artery, virtually no evidence exists for Roman activity in the area. Only a single sherd of Roman pottery has been recovered from archaeological investigations in the area.

4.5 Saxon and Medieval

4.5.1 Very little evidence of the Saxon period has been recovered within the vicinity of the study site although the area has Saxon origins. The medieval settlement of West End, known as West Hampstead, existed as a small village to the south of the subject site. The area of the study site would have existed as open land that later became Fortune Green. Therefore medieval field systems and boundary/drainage ditches may represent the only archaeological potential.

4.6 **Post-Medieval**

- 4.6.1 The village of West End remained a small, relatively quiet, country village until the late-19th century when the railways brought increased development to the area. The area of the subject site was open ground until the early-19th century when a handful of small buildings were erected on the site. The site continued to be developed through the 19th and into the 20th century when the site was virtually wholly occupied by buildings. It is therefore considered that there is potential for encountering late-18th and 19th century building remains and associated features such as wells, soakaways etc, and possibly remains of the road which encroached onto the site.

5 METHODOLOGY

- 5.1 The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 5.2 The excavation of four trenches, each measuring 5m by 1.8m was agreed with Diane Walls, English Heritage Greater London Archaeological Advisory Service, on behalf of Camden Borough Council. Some flexibility into the positioning of the trenches was permitted in order to fit with the works being undertaken on the site at the time of the evaluation. Due to the presence of a large water feature to the rear of the public house at the southern side of the site, two of the trenches were combined and excavated in the open area of land adjacent.
- 5.3 Under archaeological supervision, a mechanical excavator fitted with a flat ditching bucket was used to remove unproductive soils down to the highest archaeological horizon. The trenches were then cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence.
- 5.4 All archaeological features (stratigraphical layers, cuts, fills, structures) were recorded in plan and in section using standard recording methods. A photographic record using 35mm colour transparencies and black and white print film was made as appropriate.
- 5.5 A temporary benchmark (value 78.87mOD) was traversed to the site from the Ordnance Survey benchmark located on the west side of Number 575 Finchley Road (value 86.12mOD).
- 5.6 The work was undertaken to the standards of the Institute of Field Archaeology (IFA, 2001).
- 5.7 Following the completion of the archaeological investigation, the trenches were backfilled using the excavated material.

6 GEOLOGY AND TOPOGRAPHY

6.1 Geology

- 6.1.1 The 1:50,000 series British Geological Survey Sheet 256 indicates the area to be on London Clay.
- 6.1.2 Borehole investigations undertaken by SLR Consulting Limited for Chevron Texaco Limited, encountered the natural London Clay at c.0.50m below the surface level, sealed by made ground across the site (SLR Consulting Limited, 2002).

6.2 Topography

- 6.2.1 The area of the site slopes from north to south from c.80mOD to c.77mOD.
- 6.2.2 The underground River Westbourne, which has its origins on Hampstead Heath and fills the Serpentine in Hyde Park on its way to the Thames, runs north-south less than 500m east of the study site (Barton, 1962).

7 ARCHAEOLOGICAL SEQUENCE

7.1 Summary

- 7.1.1 No substantial archaeological evidence was identified in any of the three trenches excavated. Trench 1 produced pottery ranging from early-medieval to 19th century in date, whilst in the remaining two trenches, the natural clay was exposed to have been truncated since the early-19th century.

7.2 Trench 1

- 7.2.1 Located in the southwestern part of the site, this trench combined of two trenches agreed within the method statement in order to avoid the large water feature to the rear of the public house and measured 4.1m in width by 5.0m in length.
- 7.2.2 The natural silty clay [02] was exposed across the base of the trench at levels ranging from 76.77mOD and 76.61mOD. This was truncated by cuts containing modern material and a group of small stakeholes [10]. Overlying the natural was a 0.55m thick deposit of topsoil from which, pottery ranging in date from early-medieval to 19th century was recovered.
- 7.2.3 The early-medieval pottery consisted of a single sherd of early medieval sandy ware dated 970-1100 AD with a thumbled rim, and two sherds in unidentified fabrics, one of which had a shallow rim. Two sherds of medieval pottery were recovered, Kingston-type ware dated 1240-1400 and Cheam ware dated 1350-1500. The earliest post-medieval pottery identified was a sherd of 16th century post-medieval redware. The latest fabric consisted of a sherd of brown-glazed buff earthenware, usually associated with 'Brown Betty' teapots dating from c.1870.

7.3 Trench 2

- 7.3.1 Located in the northern part of the site and aligned north-south, this trench measured between 1.4m and 2.3m in width by 4.2m in length. Further excavation was hampered by the presence of a substantial concrete slab.
- 7.3.2 In the eastern section of the trench, natural clay [03] survived to a maximum height of 78.95mOD and was truncated from above and overlain by rubble hardcore for the concrete slab. To the west, the clay was truncated by a modern cut filled with crushed

concrete, presumably undertaken during the removal of the fuel tanks in the late-20th or early-21st century.

7.4 Trench 3

7.4.1 Located in the southeastern part of the site and aligned north-south, this trench measured c.2.0m in width by 5.0m in length.

7.4.2 Natural clay [08] was exposed between levels of 76.26mOD and 76.48mOD, sloping from north to south. This was truncated from above to accommodate an area of yard to the front of the public house that consisted of rubble hardcore [07], concrete sub-base [06] and granite sets [04] bedded on a sand/cement mortar [05]. It is likely that this surface is contemporary with the construction of the public house in the early-19th century.

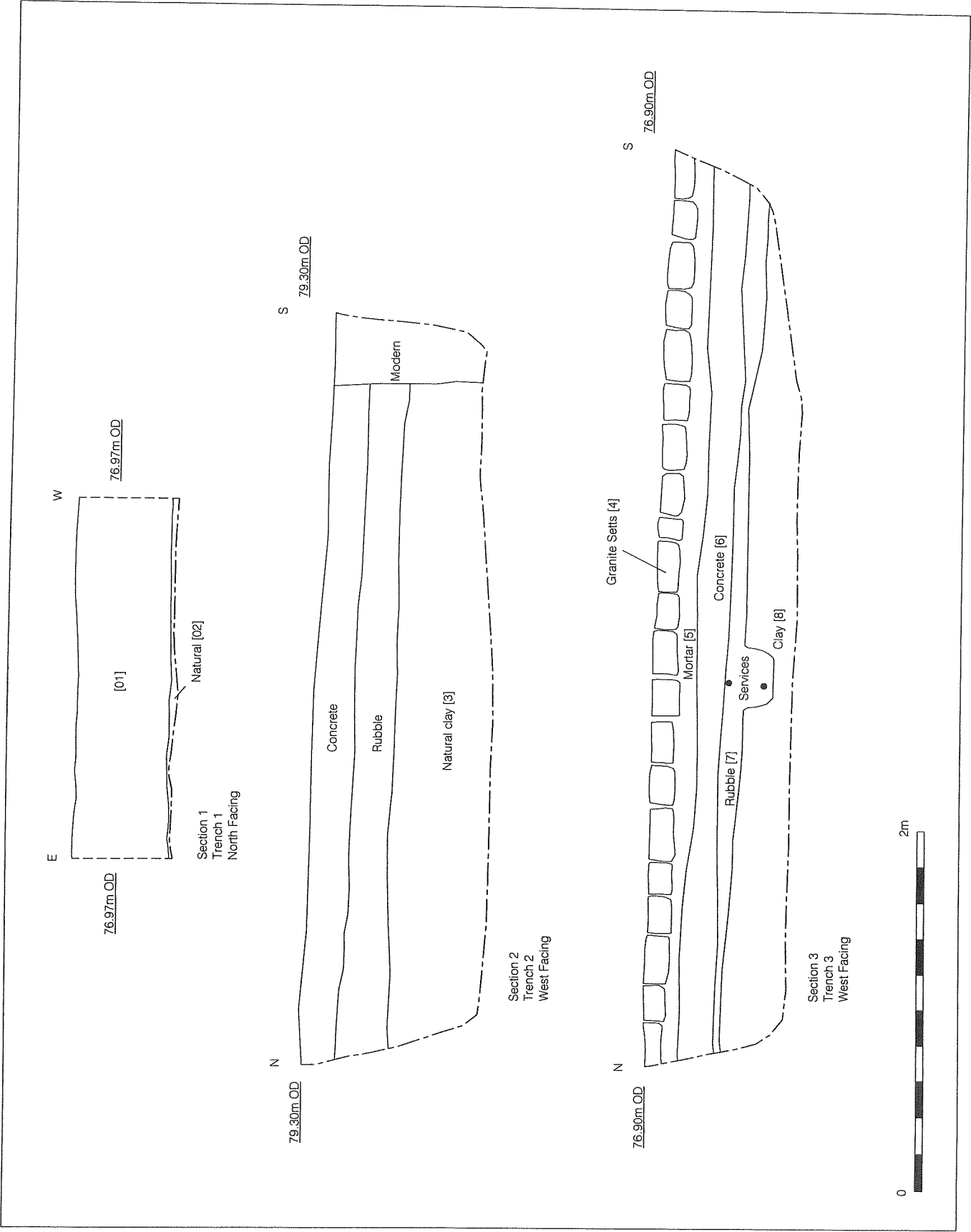


Figure 3
Sections 1-3
1:30

8 CONCLUSIONS

- 8.1 No archaeologically significant features were revealed during the evaluation.
- 8.2 The presence of the early-medieval pottery is important as previously no find of this date are recorded on the SMR within the study area defined by the desk-based assessment. Hampstead is mentioned in the Anglo-Saxon charters of 986AD with the manor of Hampstead being granted by King Ethelred the Unready to the monastery of St. Peter's, Westminster. Inclusion of the results of the evaluation onto the SMR will alter the baseline data and may encourage further archaeological investigation in the area that may further still enhance the understanding of the usage of the land in the region during the early-medieval periods.
- 8.3 As the only archaeology on the site consisted of residual sherds of pottery, probably the result of long term manuring and ploughing, it is recommended that no further archaeological works are undertaken and that any archaeological condition is discharged.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Sager Management, especially Giris Rabinovitch, for commissioning the work.
- 9.2 The author would like to thank Teva for her assistance on site, Adrian Nash for the drawings, Chris Jarrett for his spot dating of the pottery and Peter Moore for his project management and editing.

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APPENDIX 1: CONTEXT DESCRIPTIONS

Context	Type	Description
1	Layer	Topsoil
2	Layer	Natural silty clay
3	Layer	Natural clay
4	Masonry	Granite sets
5	Layer	Mortar bedding for [4]
6	Layer	Concrete sub-base
7	Layer	Rubble hardcore
8	Layer	Natural clay
9	Fill	Fill of modern stakeholes [10]
10	Cut	Group of stakeholes

APPENDIX 2: FINDS DESCRIPTIONS

A sample of the range of pottery present in topsoil deposit [01] was recovered from Trench 1. Below is a summary of the fabrics and their date ranges.

Early medieval sandy ware	970-1100	one sherd with thumbbed rim
Unidentified	early medieval	two sherds, one with shallow rim
Kingston-type ware	1240-1400	one sherd
Cheam ware	1350-1500	one sherd
Post-medieval red	16 th century	one sherd
Transfer printed wares	mid-19 th century	two sherds
Refined white earthenware	mid-19 th century	one sherd of low status sponge-decorated
English stoneware bottles	19 th century	two sherds, one with Bristol glaze
Brown-glazed buff earthenware	post-c.1870	one sherd usually associated with 'Brown Betty' teapots

APPENDIX 3: OASIS FORM

11 OASIS DATA COLLECTION FORM

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Log out](#)

11.2.1 Printable version

11.3 OASIS ID: preconst1-15489

Project details

Project name 37-63 Fortune Green Road, West Hampstead

Short description of the project An evaluation comprising three trenches was undertaken by Pre-Construct Archaeology Ltd that revealed no features of archaeological significance. Early-medieval and medieval pottery was found residually within the topsoil.

Project dates Start: 05-06-2006 End: 07-06-2006

Previous/future work Yes / No

Any associated project reference codes FGH 06 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 1 - Industrial

Current Land use Other 3 - Built over

Monument type TOPSOIL Early Medieval

Significant Finds POTTERY Early Medieval

Methods & techniques 'Targeted Trenches'

Development type Urban residential (e.g. flats, houses, etc.)

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

Prompt Direction from Local Planning Authority - PPG16

Position in the planning process Pre-application

Project location

Country England

Site location GREATER LONDON CAMDEN HAMPSTEAD 37-63 Fortune Green Road, West Hampstead

Postcode NW6

Study area 3800.00 Square metres

National grid reference TQ 2508 8556 Point

Height OD Min: 76.26m Max: 78.95m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator Greater London Archaeological Advisory Service

Project design originator Chris Mayo

Project director/manager Peter Moore

Project supervisor Stuart Holden

Sponsor or funding body Sager House (Hampstead) Ltd

Project archives

Physical Archive recipient LAARC

Physical Contents 'Ceramics'

Digital Archive recipient LAARC

Digital Contents 'Ceramics','Stratigraphic','Survey'

Digital Media available	'Database','Survey','Text'
Paper Archive recipient	LAARC
Paper Contents	'Ceramics','Stratigraphic','Survey'
Paper Media available	'Context sheet','Correspondence','Manuscript','Map','Photograph','Plan','Report','Section','Survey','Unpublished Text'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
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12 OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

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