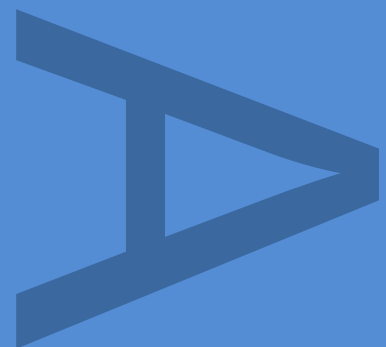


**LAND AT 4 UPPER TERRACE,
HAMPSTEAD, LONDON BOROUGH OF
CAMDEN, NW3**

ARCHAEOLOGICAL WATCHING BRIEF

PCA REPORT NO: R11733

MAY 2014




PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

4 UPPER TERRACE, HAMPSTEAD,
LONDON BOROUGH OF CAMDEN, NW3

ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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**LAND AT 4 UPPER TERRACE, HAMPSTEAD, LONDON BOROUGH OF CAMDEN, NW3
AN ARCHAEOLOGICAL WATCHING BRIEF**

Museum of London Site Code: UPT14

Local Planning Authority: London Borough of Camden

Central NGR: TQ 26126 86150

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological watching brief undertaken by Pre-Construct Archaeology Ltd. during development works on land at 4 Upper Terrace, Hampstead, London Borough of Camden, NW3.
- 1.2 The fieldwork was carried on 12th May 2014 and consisted of an archaeological watching brief during ground reduction works associated with the construction of the new basement, specifically within its footprint (Figure 2). The work was commissioned by Andrew Guy, Esq. and the archaeological consultant for the work was Peter Mills, Mills Whipp Projects.
- 1.3 The watching brief encountered natural sand horizons consistent with the known underlying geology as described by the British Geological Survey as the Bagshot formation. Cutting the natural sand were the remains of a late Victorian brick drain, associated with the mid 19th century modifications to the extant property 4 Upper Terrace.
- 1.4 Modern intrusions were identified in the southern and northern limits of the study site, and comprised a re-cut to the earlier brick drain for services and a large irregular feature potentially related to a backfilled garden feature. Levelling deposits of made ground sealed the majority of the trench which was subsequently overlain by modern topsoil, representing the current ground level.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd. (PCA) during works necessitated by the development of land at 4 Upper Terrace, Hampstead, London Borough of Camden, NW3.
- 2.2 The site is located within the London Borough of Camden, and centred at National Grid Reference TQ 2610 8610. The site occupies the eastern limits of the garden to the west of 4 Upper Terrace, Hampstead, and is bordered to the north by Judges Walk, to the west by Branch Hill and to the east and south by properties fronting onto Upper Terrace.
- 2.3 PCA was commissioned for the watching brief by Andrew Guy, Esq. in order to fulfil archaeological Planning Condition 6 (attached to condition 2013/2894/P) for development. The site is located within an Archaeological Priority Area as defined by the London Borough of Camden. The site does not contain, nor is adjacent to, any Scheduled Ancient Monuments.
- 2.4 The area under observation was located in the eastern limits of the extant garden to the west of 4 Upper Terrace, Hampstead and comprised the excavation of a single trench in advance of a new basement associated with the property.
- 2.5 The project was undertaken in accordance with an approved Written Scheme of Investigation (Mills Whipp Projects 2014).
- 2.6 Following the completion of the project the site archive will be deposited in its entirety with the London Archaeological Archive and Research Centre (LAARC) identified by the unique code UPT14.
- 2.7 The watching brief was conducted on 12th May 2014.
- 2.8 The project was managed for PCA by Tim Bradley. The watching brief was supervised by the author.

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.
- 3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance the NPPF, by current Unitary Development Plan policy and by other material considerations.

3.2 Regional Guidance: The London Plan

- 3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (July 2011) which includes the following statement relating to archaeology.

Policy 7.8: Heritage assets and archaeology

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Guidance: London Borough of Camden

3.3.1 The relevant Development Plan framework is provided by the Camden Local Development Framework (LDF) adopted November 2010. The Plan contains the following 'saved' policies which provide a framework for the consideration of development proposals affecting archaeological and heritage features.

Policy B8 – Archaeological sites and monuments

A – Sites and monuments of national archaeological importance

When considering development close to sites and monuments of archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings.

B – Sites and monuments of archaeological importance

The council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings. Developer should adopt measures that will allow such remains to be permanently preserved in situ.

Where this cannot be achieved, no development shall take place until satisfactory excavation and recording of the remains has been carried out.

3.3.2 In terms of designated heritage assets, as defined above, no Scheduled Ancient monuments, Historic Wreck sites or Historic Battlefields lie within a 1km radius of the site. The site lies within an Archaeological Priority Area 6 (Hampstead) as designated by the London Borough of Camden.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 The British Geological Survey Sheet 256 shows the site to be underlain by the Bagshot formation, a sand horizon formed during the Palaeogene Period. No superficial deposits were recorded within the immediate vicinity.

4.2 Topography

4.2.1 The area of the site, within the extant garden, lies relatively level at c.18.64m OD. This is likely a result of landscaping works from the later 18th century up to the present day.

5 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

5.1 A site specific archaeological Desk-Based Assessment (Mills Whipp Projects, 2012) has been prepared from which the following is summarised. This also included a review of archaeological findspots held on the Greater London Historic Environment Record (GLHER) within the wider vicinity, along with a historic map regression exercise charting the development of the site.

5.2 Prehistoric

5.2.1 A scatter of prehistoric material has been found in the vicinity of the site. A Mesolithic occupation site was excavated 700m north-west of the site at West Heath. No other significant concentrations of prehistoric material have been documented or encountered on or near the subject site.

5.3 Roman

5.3.1 Roman Watling Street, following the line of the A5, lies approximately 2km west of the site. Residual pottery sherds have also been recorded south of the study site at Froggnal Rise and from Mount Vernon. With no other significant Roman material reported within the immediate area, it is likely that the site lay in open ground during this period.

5.4 Anglo Saxon & Medieval

5.4.1 No Saxon finds have been listed within the immediate study area, and only a single reference to residual pottery is documented from West Heath.

5.4.2 Limited medieval material has been reported within the vicinity of the study area. It is likely that the medieval village lay in the same area as the Saxon village at this time, and the subject site lay in open ground to the north of this settlement.

5.5 Post-Medieval & Modern

5.5.1 Similarly to earlier periods, the early post-medieval village was small and centred around the church to the south of the site. The subject site remained open ground until c.1740 when the present building (Upper Terrace) was constructed. The house was redesigned in the late 19th century and extended in the early 20th century, de-converted from flats in 1954 and extended again in 2001. The area of the proposed development however lay within the garden to the immediate west of the property.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 In accordance with the approved Written Scheme of Investigation (Mills Whipp Projects, 2013), an archaeological watching/stopping brief was undertaken. This consisted of the machine excavation of the footprint of the proposed basement to between 1m and 1.60m below ground level. The machine excavation was monitored by the attendant archaeologist until archaeological deposits or features or natural stratigraphy were encountered.
- 6.2 The trench and exposed sections were, if necessary, cleaned by hand, recorded and photographed. Recording of the deposits was accomplished using the Single Context Recording Method on proforma context and planning sheets, as presented in PCAs Operations Manual 1 (Taylor 2009). Contexts were numbered and are shown in this report within squared brackets. Plans were drawn at a scale of 1:50 and sections at a scale of 1:10.
- 6.3 The archaeological interventions were located by means of measured survey.
- 6.4 The completed archive, comprising all written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre under the unique Site Code UPT14.

7 ARCHAEOLOGICAL SEQUENCE (FIGURE 3 AND PLATES)

7.1 Phase 1: Natural Deposit

7.1.1 The earliest deposit encountered during the watching brief was a loose, mid yellow coarse natural sand [9] encountered across the base of the trench from an uppermost elevation of 17.78m OD. This was overlain by a horizon of loose red/yellow coarse sand with laminations of grey-blue silty clay [8]. The latter deposit, also considered to be natural, and was observed from between 18.14m OD and 18.09m OD and extended up to 0.40m in thickness, becoming more prominent towards the southern limits of the site.

7.2 Phase 2: Late Post-medieval

7.2.1 Truncating the natural sands [8] along an east-west alignment was a small culverted brick drain [6]. The red brick drain extended to a maximum width of 0.34m by over 7m in length, extending beyond both eastern and western limits of excavation. This had been constructed within linear cut [7] from at least 17.84m OD with the peak of the arch recorded at 17.69m OD. The 0.50m wide construction cut had been backfilled with loose, light yellow grey coarse sandy-silt [5] containing moderate inclusions of angular gravels, and is likely to represent re-deposited natural material. No dating material was recovered from the backfill with which to refine the date of the feature further. The brick and mortar of the drain however were consistent with a date range of 1780 to 1850 (Hayward, 2014, pers comm.). The full depth of the feature was not established, but continued beyond the lowest project depth of 17.54m OD.

7.3 Phase 3: Modern

7.3.1 The upper limits of construction cut backfill [5] were truncated by a second linear cut [3] which extended on the same alignment. The 0.65m wide and 0.65m deep cut exhibited vertical sides and a flat base at 17.79m OD. A backfill of light grey-brown silty-sand [2] filled the cut and contained flecks of CBM and fragments of pipe. The feature was therefore interpreted as a modern re-cut for services. The latter cut [3] also truncated a 0.35m thick horizon of firm, dark black-brown clay-silt containing CBM rubble and pea grit. This was interpreted as modern levelling, and was identified along the eastern limit of excavation at 18.44m OD.

7.3.2 A large sub-rounded cut feature was identified within the north-western limits of the study area. Cut [12] continued beyond the northern and western limits of excavation, with a maximum observed extent of 7m north-south by 3.40m east-west and over 0.50m in depth. The base of the feature extended beyond project depth from at least 18.14m OD. Loose, mid grey-brown, coarse sandy silt had been utilised to backfill the feature, and contained fragments of CBM, plastic and wire. It appeared that a combination of redeposited natural and made ground had been used to backfill a large intrusion of uncertain function. The modern pit/trench may represent a former garden feature.

7.3.3 Further deposits of made ground were identified along the southern limit of excavation. Compacted red-brown gravel within a silty-sand matrix was recorded from 17.39m OD with a maximum thickness of 0.25m. This was considered to be levelling material associated with former garden features. The made ground and remainder of the trench was subsequently overlain by firm grey-brown topsoil [1]. The topsoil was recorded from 18.94m OD and extended up to a maximum of 0.55m in thickness.

Plate 1: North-east facing shot of modern intrusion [12] cutting into natural sand [9] and northern extent of site



Plate 2: West facing shot of late post-med brick drain [5] and southern extent of site



Plate 3: East facing shot of Section 1 illustrating re-cut drain and natural horizons



Plate 4: South facing shot of Section 2 illustrating topsoil [1] over made ground [10] and laminated natural sands [8]



8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 A natural deposit of loose sand was recorded across the watching brief area, located at c. 17.78m OD with an upper horizon of reddish sands at 18.14m OD. This is consistent with the known underlying geology of the site as described by the British Geological Survey as the Bagshot formation, defined as a 'pale yellow-brown...locally orange or crimson, fine to coarse-grained sand' that is 'frequently micaceous and locally clayey'.
- 8.2 No archaeological features or artefacts dating to any historical periods from the prehistoric to the early post-medieval were recorded during the archaeological watching brief.
- 8.3 Directly cutting into natural deposits was an east-west aligned brick drain composed of brick fabrics suggestive of a late 18th to mid 19th century date. This is likely to relate to one of the additions/modifications to the extant property during the late 19th century, potentially under the direction of Basil Champneys (Mills Whipp Projects, 2012) in c.1880.
- 8.4 Sealing the area of the watching brief were a series of made ground levelling deposits considered to be of modern date and indicative of former landscaping or garden features. Additional modern intrusions were identified in the form of a re-cut to the late post-medieval drain for services and a large cut feature of uncertain function.
- 8.5 The depositional sequence of the site was completed by topsoil and turf associated with the extant garden and represents the modern ground level.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology would like to thank Peter Mills of Mills Whipp Projects for archaeological consultancy during the project and Andrew Guy Esquire for commissioning the work.
- 9.2 The author would like to thank Tim Bradley for project management and editing, and Jennifer Simonson for the illustrations.

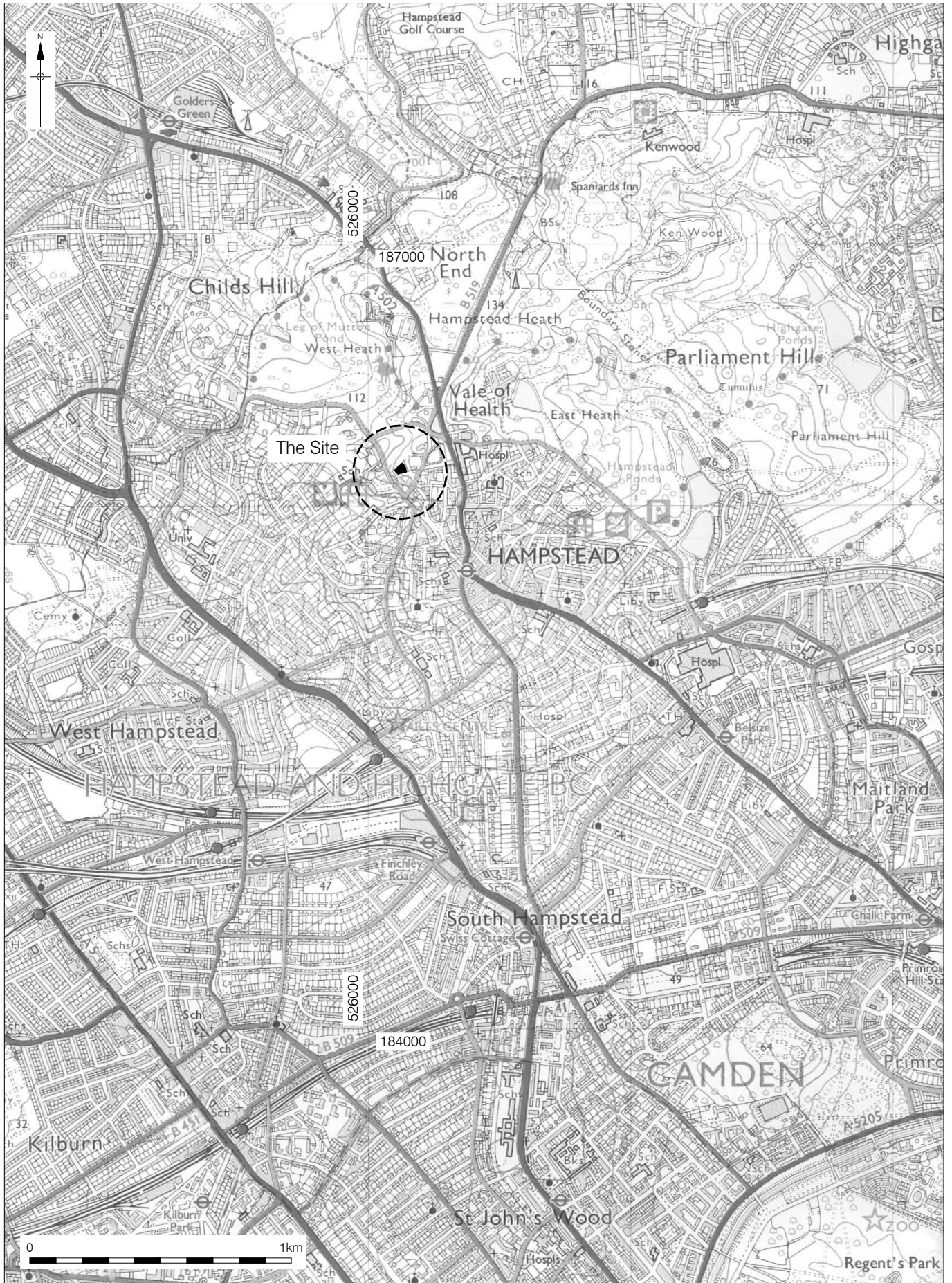
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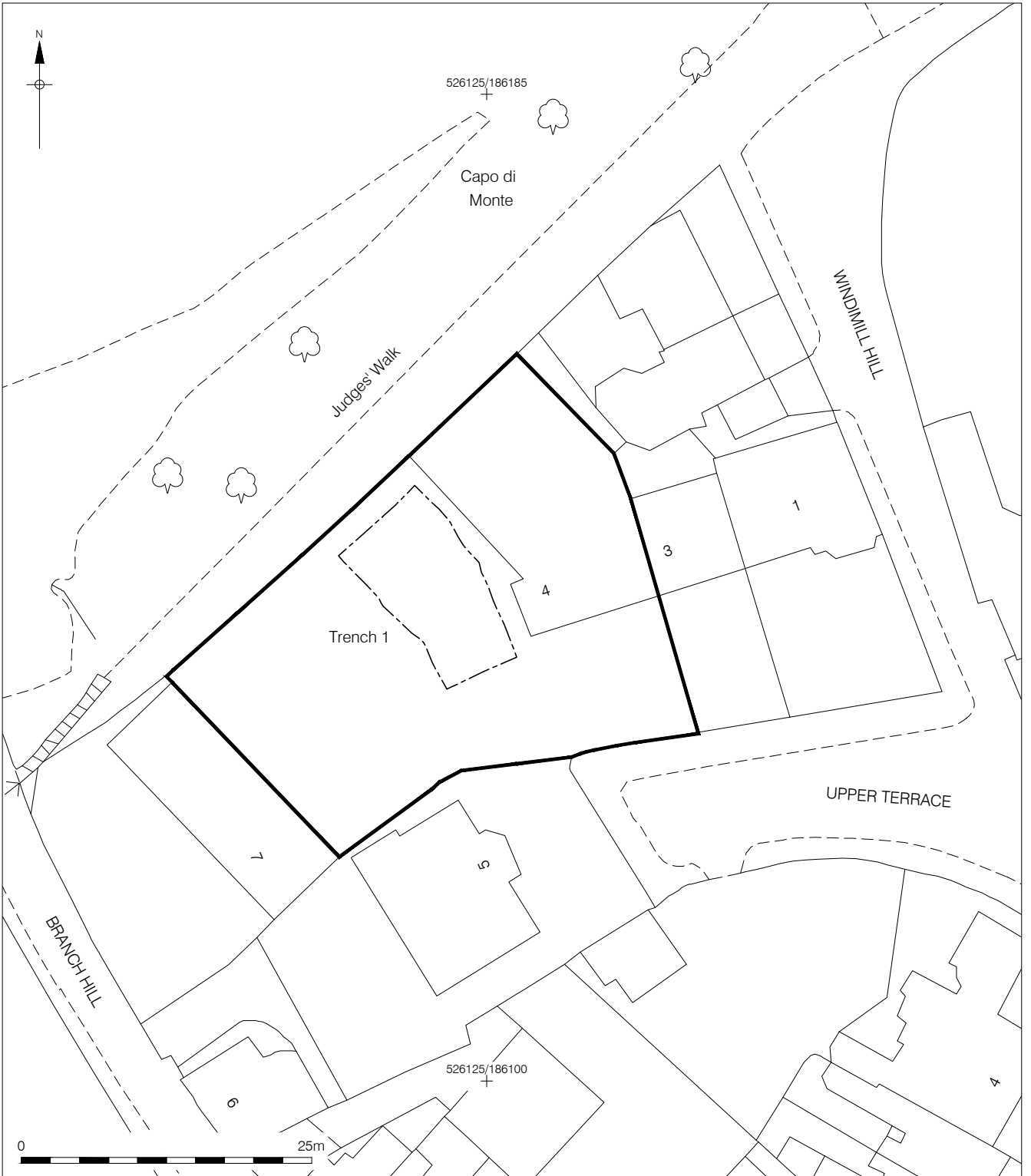


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Figure 1
Site Location
1:20,000 at A4



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Figure 2
Trench Location
1:500 at A4



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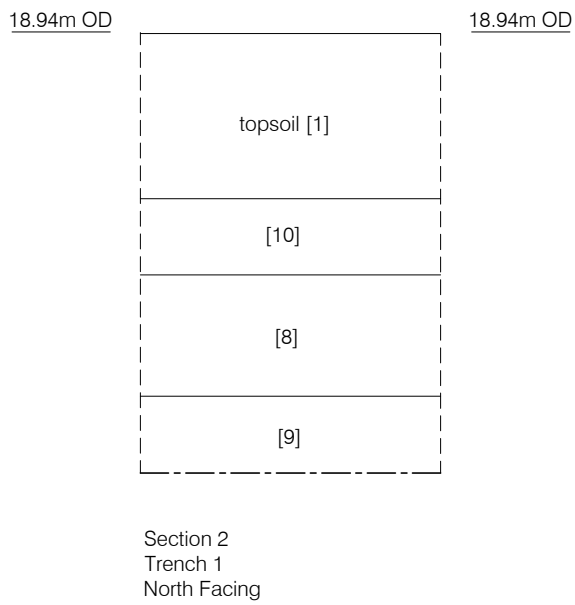
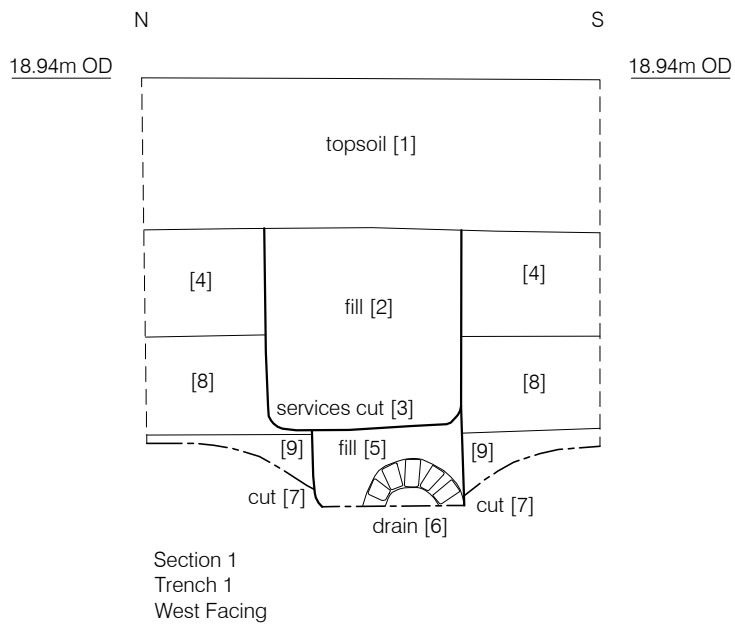


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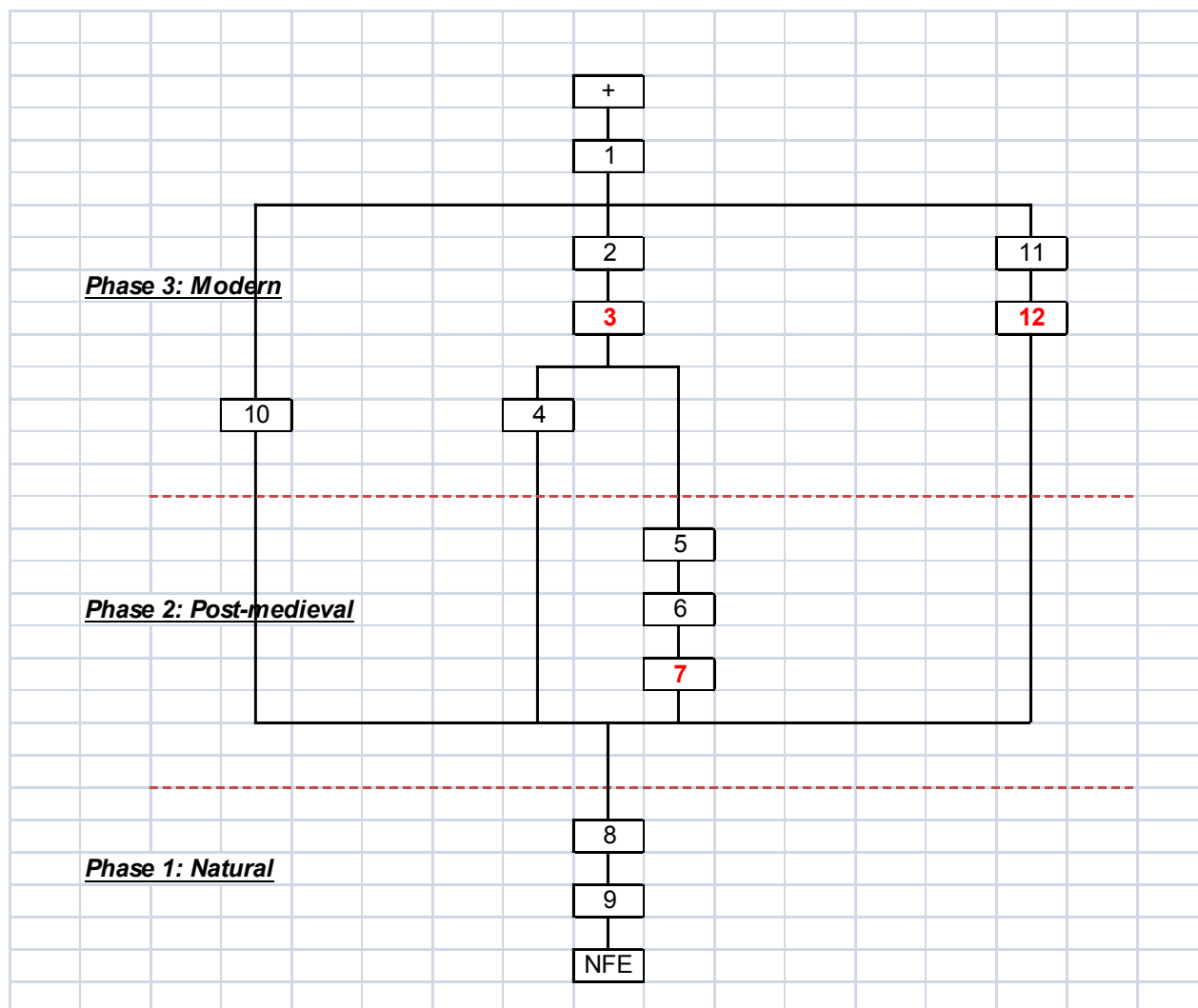


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Figure 3
Trench 1
1:100 at A4



APPENDIX 1: PHASED MATRIX



APPENDIX 2: CONTEXT INDEX

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase
UPT-14	1	n/a	1; 2	Layer	Topsoil	Modern	3
UPT-14	2	n/a	1	Fill	Fill of re-cut [3]	Modern	3
UPT-14	3	n/a	1	Cut	Re-cut for modern services	Modern	3
UPT-14	4	n/a	1	Layer	Levelling	Modern	3
UPT-14	5	Trench 1	1	Fill	Backfill of construction cut [7]	Post-medieval	2
UPT-14	6	Trench 1	1	Masonry	Red brick culverted drain run	Post-medieval	2
UPT-14	7	Trench 1	1	Cut	Construction cut for drain run [6]	Post-medieval	2
UPT-14	8	n/a	1; 2	Layer	Red sand with clay laminations	Natural	1
UPT-14	9	Trench 1	1; 2	Layer	Natural sand	Natural	1
UPT-14	10	n/a	2	Layer	Compacted gravel levelling	Modern	3
UPT-14	11	Trench 1	n/a	Fill	Fill of modern intrusion [12]	Modern	3
UPT-14	12	Trench 1	n/a	Cut	Sub-rounded intrusion, poss garden feature	Modern	3

APPENDIX 3: OASIS REPORT FORM

10.1 OASIS ID: preconst1-179598

Project details

Project name	4 Upper Terrace, Hampstead, London Borough of Camden, N3
Short description of the project	An archaeological watching brief was carried out at 4 Upper Terrace, Hampstead, London Borough of Camden, NW3 in advance of the construction of a new basement associated with the extant property. Excavation of a single trench, within the footprint of the new basement, revealed natural sands truncated by a post-medieval brick drain associated with mid 19th century modifications to the property. Modern features identified included truncations associated with services and possible garden features, plus levelling deposits of made ground. The entirety of the trench was overlain by topsoil. No other archaeological features or finds of note were encountered.
Project dates	Start: 12-05-2014 End: 12-05-2014
Previous/future work	No / Not known
Any associated project reference codes	UPT14 - Sitecode
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 5 - Garden
Monument type	DRAIN Post Medieval
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	GREATER LONDON CAMDEN HAMPSTEAD 4 Upper Terrace,

Hampstead, London Borough of Camden, NW3

Postcode NW3 6RH

Site coordinates TQ 2610 8610 51.5591771074 -0.180729097012 51 33 33 N 000 10 50 W
Point

Height OD / Depth Min: 18.09m Max: 18.14m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd.

Project brief originator Mills Whipp

Project design originator Mills Whipp

Project director/manager Tim Bradley

Project supervisor Amelia Fairman

Type of sponsor/funding body Private Client

Name of sponsor/funding body Andrew Guy Esq.

Project archives

Physical Archive Exists? No

Physical Archive recipient LAARC

Digital Archive recipient LAARC

Digital Archive ID UPT-14

Digital Media available	"Database", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	UPT-14
Paper Media available	"Context sheet", "Drawing", "Map", "Matrices", "Photograph", "Plan", "Report", "Section"

Project bibliography 1

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