

**29 NEW END, HAMPSTEAD,  
LONDON BOROUGH OF  
CAMDEN, NW3 1HT:  
AN ARCHAEOLOGICAL  
EVALUATION**

**SITE CODE: NWD 16**

**REPORT NO: R12357**

**FEBRUARY 2016**



**PRE-CONSTRUCT  
ARCHAEOLOGY**

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**MUSEUM OF LONDON SITE CODE: NDW16**

**PLANNING APPLICATION NUMBER: APP/X5210/A/14/2218243**

**LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF CAMDEN**

**CENTRAL NGR: TQ 2649 8601**

**COMMISSIONING CLIENT: NEW END LLP**

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**PRE-CONSTRUCT ARCHAEOLOGY LIMITED  
FEBRUARY 2016**

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**DOCUMENT VERIFICATION**

**Site Name**

**29 NEW END, HAMPSTEAD, LONDON BOROUGH OF CAMDEN, NW3 1HT**

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## **1 NON-TECHNICAL SUMMARY**

- 1.1 This report details the working methods and results of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited at Land at 29 New End, Hampstead, London Borough of Camden, NW3 1HT (Figure 1). The fieldwork was undertaken between 18<sup>th</sup> and 25<sup>th</sup> January 2016 for New End LLP.
- 1.2 Four evaluation trenches were excavated across the site with two on the east side of the site and two on the west side of the site.
- 1.3 Sands of the natural Bagshot sands, as illustrated on the British Geological Survey Sheet for the area (Sheet 256 Solid & Drift Edition), were encountered in all four trenches from a high point of 118.95m OD in the north-west descending to 117.38m OD in the south-west of the investigation area.
- 1.4 Subsoil deposits were noted in all four trenches sealing the natural gravels. These were in turn capped by thick layers of modern made ground/garden soil material.
- 1.5 In Trenches 2 and 3 a red brick wall was found, running east-west across the site. This was probably the wall shown on the first edition Ordnance Survey map, which divided the site into quarters.
- 1.6 The completed archive will be deposited with LAARC under site code NDW16

## 2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken on land at 29 New End, Hampstead, NW3 1HT in the London Borough of Camden, by Pre-Construct Archaeology Ltd between 18th and 25th January 2016. The site was located at National Grid Reference TQ 2649 8601 (Figure 1).
- 2.2 The site was occupied by a former nurse's hostel located at the southern end of the site. The site was heavily terraced, stepping down from the north to south in three main levels accessed by the stairs (Figure 2).
- 2.3 A desk-based assessment had previously been prepared for the site by PCA (Lythe and Pullen 2011).
- 2.4 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of Matthew Edmonds, and the project management of Helen Hawkins. This report was written by Matthew Edmonds. The archaeological work was commissioned by New End LLP and the project was monitored by Laura O' Gorman of Historic England, archeological advisor to the London Borough of Camden. The work was undertaken in accordance with an approved Written Scheme of Investigation (Hawkins 2015).
- 2.5 The site archive was identified using the unique site code NDW16, issued by the Museum of London. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the London Archaeological Archive and Research Centre (LAARC) under that code.
- 2.6 There are no Scheduled Monuments on or close to the site. The site lies approximately 500m to the west of a designated Archaeological Priority Area as defined by the London Borough of Camden's UDP (Lythe and Pullen 2011).

### **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 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 Policy: Archaeology in the London Borough of Camden

3.3.1 The study aims to satisfy the objectives of the London Borough of Camden, which fully recognise the importance of the buried heritage for which they are the custodians. The London Borough of Camden Unitary Development Plan (UDP), adopted in 2006 contains policy statements in respect of protecting the buried archaeological resource.

3.3.2 The proposed development of the site is subject to the Council Environmental Policies:

#### **A - Sites and monuments of national archaeological importance**

When considering development close to sites and monuments of national 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. Developers should adopt measures that 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.

3.74 The desirability of preserving sites and monuments of national archaeological importance is a material consideration in determining planning applications.

Scheduled ancient monuments make a significant contribution to our national heritage and are the most important archaeological sites. They are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 and are included in the Greater London Sites and Monuments Record maintained by English Heritage (Greater London Archaeology Advisory Service). There is currently one scheduled ancient monument in the Borough: Boadicea's Grave, a mound on Hampstead Heath at grid reference TQ 273864. However, not all sites and monuments of national importance meriting preservation are necessarily scheduled.

3.75 Scheduled monument consent must be obtained from the Department for Culture, Media and Sport before any alterations are made to scheduled ancient monuments. However, local planning authorities must also seek to preserve sites and monuments of national archaeological importance and their settings, including scheduled ancient monuments, and there will be a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not.

3.76 There is considerable likelihood that archaeological remains will be found in certain parts of the Borough, and these are listed in Appendix 4 - Archaeological Priority Areas and shown on the Proposals Map as archaeological priority areas. However, 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 on the archaeological implications of development proposals, especially within the archaeological priority areas and for sites of archaeological potential. These are recorded in the Greater London Sites and Monuments Record, maintained by English Heritage.

3.77 When researching the development potential of a site, developers should, in all cases, assess whether the site is known or likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, 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.

3.78 Within archaeological priority areas and for sites of archaeological potential, the Council may require an archaeological field evaluation to be carried out before a planning application is determined. If important archaeological remains are found, developers



should adopt measures that allow the remains to be permanently 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 grant planning permission subject to conditions, or seek voluntary agreements, to cover such matters, including making provision for access, interpretation and display for public benefit during excavation and publication of the recorded results. Recorded results should also be provided by the developer for inclusion in the Greater London Sites and Monuments Record. Where developers do not propose due provision for 64 accommodating important archaeological remains, planning permission may be refused.

3.79 It is important to note that sites and monuments of archaeological importance can also include standing buildings and structures (whether listed buildings or not), and that this policy applies to these standing buildings and structures in the same way it relates to other sites and monuments of archaeological importance.

3.80 Further advice and guidance on archaeological remains and how they should be preserved and recorded is available from the Greater London Archaeological Advisory Service (GLAAS), English Heritage, in the GLAAS Archaeological Guidance Papers (1998) and Planning Policy Guidance 16: Archaeology and Planning.

- 3.4 An archaeological planning condition was attached to the site upon granting of planning permission.

*Condition 18) No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.*

- 3.5 An archaeological advice letter from the archaeological adviser to the London Borough of Camden (8<sup>th</sup> August 2012) stated:

*The site lies in an area where archaeological remains may be anticipated. It lies just outside the medieval core of Hampstead, in an area that saw extensive development in the 18<sup>th</sup> century as the older village expanded to become a fashionable spa town. It should be noted, however, that Roman remains have also been found in the vicinity of the site, including a 2<sup>nd</sup> century burial on Well Walk. The assessment report concludes that there is potential for Roman and post-medieval remains to be present on the site, and as a large basement is proposed, any archaeological deposits will be removed during the course of construction.*

- 3.6 In accordance with these conditions a written scheme of investigation was prepared for the client by PCA (Hawkins 2015) and approved by Laura O' Gorman.

### **3.7 Site Specific Constraints**

- 3.7.1 There were no Scheduled Ancient Monuments or listed buildings within the development site.

- 3.7.2 The site lies approximately 500m to the west of a designated Archaeological Priority Area as defined by the London Borough of Camden's UDP.

### **3.8 Research Objectives**

- 3.8.1 The evaluation aimed to address the following primary objectives:

- To determine the natural topography of the site.
- To establish the presence or absence of prehistoric and Roman activity
- To establish the presence or absence of Saxon activity.
- To establish the presence or absence of medieval and post-medieval activity at the site.

- To establish the nature, date and survival of activity relating to any archaeological periods at the site.
- To establish the extent of all past post-depositional impacts on the archaeological resource, specifically the effects of the terracing on the natural ground level.

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 The British Geological Survey (Sheet 256, Solid & Drift Edition) indicated that the study site was situated on Bagshot sands.
- 4.2 The evaluation recorded the natural sands as descending in level from a high point of 118.95m OD in the north-western trench to 117.38m OD in the south-eastern trench.
- 4.3 The site was terraced in three stages from north down to the south, from an approximate height of 120.56m OD to 115.75m OD. The evaluation trenches were located on the middle terrace, which was still relatively high up the slope. Despite the terracing, the levels of the top of the natural ground appeared to represent the former slope of the site, with ground being built up over the natural rather than cut into it, at least on the northern two terraces.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

5.1 The archeological and historical background is taken from the archaeological desk based assessment (Lythe and Pullen 2011).

### **5.2 Prehistoric**

5.2.1 A Lower Paleolithic hand axe was found near Hampstead approximately 300m to the south of the study site.

5.2.2 A scraper and two flint artefacts of unspecified prehistoric date were found to the north on Hampstead Heath between 1km and 2km from the study site. A prehistoric earthwork is also located on the heath, just under 1km to the northwest.

5.2.3 Outside the search area, at West Heath, an axe of Mesolithic date was found, just over 1km to the northwest of the site. A Neolithic axe was also retrieved from Hampstead Heath Allotments, over 500m to the north of the site.

5.2.4 A Bronze Age round barrow is located on Parliament Hill, to the northeast of the study site. It was excavated in 1894, although no artefacts were recovered. A second round barrow was also located on Primrose Hill, to the southeast.

5.2.5 Prehistoric pottery and flints were uncovered on East Heath, approximately 300m to the north of the site.

### **5.3 Roman**

5.3.1 A coin of Victorinus (AD 268-70) was found on the Vale of Health, just over 250m to the north of the site. Two beads were also found in the Hampstead area, just under 500m to the south.

5.3.2 A Roman cist burial and a Roman coin of Marcus Aurelius were also found during an excavation at Well Walk, just over 300m to the east. Four pottery vessels and a Roman lamp were found alongside the burial. Two fragments of Roman pottery were also retrieved during excavations at Mount Vernon, approximately 500m to the southwest.

5.3.3 The Romans constructed a road across Hampstead Heath, linking London and St Albans. A large sepulchral urn and "other utensils" were found on the heath during the 18<sup>th</sup> century

### **5.4 Saxon and Medieval**

5.4.1 The village of Hampstead is thought to have Saxon origins, acquiring its name from a clearing in the woods for a Saxon farmstead. The place name is first mentioned in a charter of King Edgar in the 10<sup>th</sup> century.

5.4.2 In 986, King Ethelred confirmed that the manor of Hampstead had been given to the monastery at Westminster. The Abbot used the area for hunting and erected gallows on the heath.

5.4.3 Despite Hampstead's apparent Saxon origins, no archaeological evidence of this date has been identified in the vicinity of the study site

5.4.4 At the time of the Domesday Book, a fifth of the manor of Hampstead belonged to Ranulph Peverel whilst, by the reign of King John (1199-1216), the rest had been leased to other individuals. From this point onwards, Hampstead does not appear to play a significant role in the life of the monastery until 1349, when its occupants fled there to avoid the Black Death.

5.4.5 By the 14<sup>th</sup> century, the manor had been divided into several smaller units, the study area being situated within the sub-manor of Belsize. At this time Roger de Brabazon, Lord Chief Justice to Edward III, owned the manor, leaving it to the monks of Westminster after his death. At a later

date, an independent monastery was established at Belsize. This was dissolved after the reformation and the manor handed back to Westminster Abbey.

- 5.4.6 A lead bulla (seal to the papal bull), from a document belonging to Pope Innocent IV, was found on the corner of Fitzjohns Avenue and Perrins Lane, on the site of Munro House. A medieval drinking vessel was also unearthed at Holly Hill and several sherds of medieval pottery were found during an excavation at Frogna Rise.
- 5.4.7 The Parish Church of St John at Hampstead, situated on Church Row, just under 500m to the south of the site has medieval origins. A church requires a congregation, suggesting Hampstead had grown into a reasonably sized village by this time. A number of streets that date back to the medieval period have been identified in Hampstead, including Church Row and Frogna Road. The route of medieval Tottenham Court Road ran along the line of Charing Cross Road, Tottenham Court Road, Hampstead Road, Camden High Street, Chalk Farm Road, Haverstock Hill, Hampstead High Street and North End Way. A medieval patterned floor was recorded at 10 The Grove.

## **5.5 Post-Medieval**

### **16<sup>th</sup> to 17<sup>th</sup> Century**

- 5.5.1 After the dissolution of the monasteries, the Manor of Hampstead was given to Bishop Thirlby of Westminster. In 1598, Hampstead became a separate parish when it separated from Hendon.
- 5.5.2 In 1665, at the time of the Great Plague, Hampstead village was invaded by fleeing Londoners. Hampstead Heath also became home to the Courts of Law. Judges and barristers reputedly operated in the open, sleeping under canvas due to a lack of accommodation in the village. This may be why King's Bench Avenue is sometimes known as Judge's Walk.
- 5.5.3 After the Great Fire in 1666, Hampstead was allegedly stripped of many trees in order to rebuild London.

### **18<sup>th</sup> Century**

- 5.5.4 The first mention of a natural spring in Hampstead dates from the reign of Charles II, when an individual named Dorothy Pippin sold water from an establishment on Well Walk, located just over 250m to the east of the study site. By the beginning of the 18<sup>th</sup> century, several more springs had been found, from which water was bottled and sold in London Taverns.
- 5.5.5 Hampstead quickly grew into a fashionable spa town, hence the construction of a racecourse, new lodging houses, bun and tea shops. In 1700, a tavern was built, along with a coffee room and bowling green. An 18<sup>th</sup> Century wall, probably part of the Flask Tavern, was found at 14 Flask Walk. The "Great Room" was also constructed on Well Walk, in which dances and concerts took place. This was converted into a church in 1733 and remained so until 1849.
- 5.5.6 A post-medieval outbuilding and post-medieval dump layers were uncovered during an excavation at New End Hospital, to the immediate south of the site. An excavation conducted at Frogna Rise to the east revealed a post-medieval workhouse and a second building of unknown function, along with similarly dated walls, pits, ditch, cess pit and drain. A post-medieval gully and made-ground was recorded at Well Walk.
- 5.5.7 The earliest depiction of the study area uncovered during this research dates to 1762. It consists of a map, compiled by an unknown cartographer on behalf of Lord Chesterfield. The site appears to be relatively undeveloped. It is sub-divided into three rectangular plots of predominantly open land, the only structure being a small square building in the northwest corner of the southwestern plot. Whilst it may represent a dwelling, its small size is more suggestive of an outbuilding of some description. The structure's approximate location, in terms of modern land boundaries, is in the centre of the study area. The two northern plots appear wooded, the western-most being labelled "The Square", perhaps representing common land. New End is labelled as such on the map, suggesting it had acquired its modern name by 1762.

### **19<sup>th</sup> Century**

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- 5.5.8 The village continued to expand throughout the 19<sup>th</sup> century, its population being 4,300 in 1801. It remained affluent.
- 5.5.9 This growth is demonstrated by the high density of 19<sup>th</sup> century buildings in the vicinity of the study site. Christ Church was also constructed at this time, along with a school complex on Christchurch Hill. The church currently occupies land to the immediate north of the study area. Land at Holly Walk, 400m to the southwest of the proposed development was consecrated as a cemetery in 1812 and was still being used occasionally in 1896.
- 5.5.10 In 1810, the Hampstead Board of Guardians bought a house in New End, directly to the south of the site, converting it into a workhouse.
- 5.5.11 According to a map, compiled by J & W Newton, the small rectangular building, depicted within the grounds of the study area in 1762, had been demolished by 1814. A small, sub-rectangular building is depicted in the south-central portion of the site, fronting New End. It was probably constructed sometime between 1762, when Lord Chesterfield's map was compiled, and 1814, when the Newton map was created. The Newton map is of insufficient detail and scale to determine any land boundary changes with certainty, although the study area appears to have been amalgamated into one large plot. Whilst Hampstead Square and Elm Row appear to have been partially developed by 1814, neither are named on the map.
- 5.5.12 Several further changes to the study area occurred throughout the 19<sup>th</sup> century. By the time Daw's map of Hampstead had been created in 1864, the land that formerly made up the four plots shown on the 1762 map appears to have been consolidated into one, forming a possible garden area to the immediate south of the newly constructed Christ Church. The rectangular building shown in the south-central portion of the study site on the 1814 map appears to have been demolished and replaced with a roughly square structure in the southeast corner. Christchurch does not appear to have been associated with a graveyard. No reference to such a feature was found on the GLHER or any of the maps consulted.
- 5.5.13 The Ordnance Survey map of 1866 shows the site in more detail. It probably consisted of ornamental gardens, forming four possibly walled areas that mirror the layout of the plots shown on the 1762 map. This suggests the boundaries may have persisted in some form until 1866 or later. Trees or shrubs are shown, lining the edge of the two southern gardens (the eastern boundary of the southwestern garden, the eastern and western boundaries of the southeastern garden and the northern boundaries of both). The sub-rectangular building, shown in the southeast corner of the 1864 map, appears to have been demolished, whilst an "L"-shaped building was constructed in the southwest corner (which appears to have its own small plot of land fronting New End, apparently subdivided into two rectangular sections, oriented north-south). The passage-way that forms the eastern boundary of the study site is also named for the first time in 1866, when it appears to have been known as "West View Lane". Hampstead Square and Elm Row are also labelled as such, and depicted in their current positions.
- 5.5.14 A Baptist chapel was constructed between 1864 and 1866, on the eastern side of West View Lane, directly opposite the southeast portion of the study site. It does not seem to have been accompanied by a graveyard, as an associated cemetery is not noted on any of the cartographic sources or the GLHER. This suggests no post-medieval human remains are likely to be contained within the confines of the study site.
- 5.5.15 Very little change appears to have taken place between 1866 and 1893 to 1894, when the Ordnance Survey map was updated. A small rectangular building appears to have been created in the northwest corner of the study site, and a set of possible steps appear in the south-central portion, possibly forming an entrance from New End. The four gardens may have been amalgamated into two. They are divided by a possible wall running east-west, slightly north of the study area's centre, in an identical location to the earlier east-west demarcation.

## **20<sup>th</sup> CENTURY**

- 5.5.16 Ordnance Survey maps compiled in 1893 to 1894 and 1914 suggest no change occurred within the confines of the study site between these dates.

- 5.5.17 By the time the Ordnance Survey map of 1936 had been created, the small rectangular building first depicted on the map of 1893 to 1894, had been demolished, along with the southern section of the "L"-shaped building, situated in the southwest corner of the site. The area once occupied by the latter structure appears to have been converted into an "L"-shaped plot of open land, enclosing the northern and eastern sides of a roughly square plot that fronts New End. The probable garden wall, which appeared to separate the study area into two plots (also first depicted on the 1893 to 1894 map), had also been modified by this time. The western half was demolished, whilst an "L"-shaped section seems to have been created, part of which ran parallel with the study area's western boundary. Additionally, a second demarcation appears, to the north of the earlier partition. It also runs east-west, parallel with the earlier boundary, separating the northern quarter of the study area from the rest of the site.
- 5.5.18 By the time the Ordnance Survey map of 1953 had been compiled, a nurses' home, forming part of New End Hospital, had been constructed in the south-central portion of the study area. The small building that occupied the southwest corner had been demolished, whilst the "L"-shaped and rectangular plots of open ground were amalgamated with the rest of the study area. Four sets of probable stairs had also been constructed within the grounds of the nurses' home. The entrance way and associated steps leading into the site from New End (first depicted on the Ordnance Survey map of 1893 to 1894) appear to have been replaced with new steps, located near the southwest corner of the site, in the probable location of the "L"-shaped plot of land first shown on the 1936 map. The northern quarter of the study area appears to be walled, with an apparent entrance leading in from the south, suggesting it formed part of the grounds of the nurses' home. Cartographic sources suggest no further changes occurred between 1953 and the present day.

## 6 ARCHAEOLOGICAL METHODOLOGY

6.1 The proposed methodology of the archaeological work was detailed in the site specific Written Scheme of Investigation (Hawkins 2015).

6.2 The archeological work involved digging four small evaluation trenches by hand. Four trenches were proposed within the footprint of the new building but outside the footprint of the old building. Two trenches were excavated on the western side of the site and two were excavated along the eastern side of the site. The trenches were excavated by hand by archaeologists to the top of the first significant archeological horizon or natural ground.

6.3 Trench dimensions and highest and lowest levels are listed below:

Trench Number	Length	Width	Depth	Highest level	Lowest level
1	2.00m	2.00m	0.95m	119.85m OD	118.95m OD
2	2.00m	2.00m	1.70m	119.82m OD	118.12m OD
3	2.00m	2.00m	1.10m	119.11m OD	117.98m OD
4	2.00m	2.00m	1.65m	119.12m OD	117.47m OD

6.4 In addition to the archaeological investigations, a wall was partially removed along the eastern edge of the site. The wall removal was archaeologically monitored but no archaeological features were noted. All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now presented in PCA's Operations Manual 1 (Taylor 2009). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10 as applicable. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A digital photographic record was made during the works.

6.5 The trenches were located using a GPS prior to excavation.

6.6 The completed archive produced during the evaluation, comprising written, drawn and photographic records, will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the allocated site code NDW16.



## 7 THE ARCHAEOLOGICAL SEQUENCE

### 7.1 Phase 1: Natural

- 7.1.1 Deposits of natural sands [11], [17], [24], [32] were recorded in all four trenches. These were consistent with the underlying geology described by the British Geological Survey as Bagshot sands. The two trenches (Trench 3 and Trench 4) on the eastern side of the site showed a decrease in height from 118.07m OD to 117.38m OD from north to south. On the western side of the site there was a similar change but was less pronounced from 118.95m OD to 118.27m OD. This would suggest that the natural topography was much more pronounced on the eastern side of the site giving a steeper gradient.

Context Number	Trench	Highest level
11	3	118.07m OD
17	4	117.38m OD
24	2	118.27m OD
32	1	118.95m OD

### 7.2 Phase 2: Disturbed Natural

- 7.2.1 In two of the trenches a deposit of disturbed natural [16] was identified. It comprised soft light yellow brown, silty sand with occasional stones and flecks of charcoal.

### 7.3 Phase 3: 18<sup>th</sup> Century – Landscaping and Boundary Wall

- 7.3.1 In Trench 2 an east-west wall [26] was identified. The wall was constructed out of pinkish red unfrogged bricks (3046) with a yellowish mortar and had a level of 119.05m OD. The wall was recorded with a construction cut [28], which was linear with steep sides and a highest level of 118.66m OD. The construction cut back fill [27] consisted of mixed silty clay with some sand and occasional gravel. This wall probably formed an east west boundary across the site during the middle part of the 18<sup>th</sup> century. It would later be used to form part of the foundation for a later boundary wall [25].
- 7.3.2 In Trench 2 was a layer [23] of firm, mid brown, sand and gravel with occasional oyster shells and medium sub-angular pebbles. The highest level for this deposit was 119.02m OD and it had a thickness of 0.75m.
- 7.3.3 In the northern half of Trench 3, a cut feature [5] was identified that continued beyond the northern boundary of the trench. It was sub-circular with steep sides and a highest level of 118.73m OD. This feature was filled by [4], a loose, mottled mid yellow brown sand with occasional brick fragments. This feature was possibly a quarry pit for the extraction of sand or could have been used for planting as part of a formal garden. As its full extent wasn't seen it is difficult to interpret its exact function.

## 7.4 Phase 4: 19<sup>th</sup> Century Landscaping and Boundary Wall

- 7.4.1 In two of the trenches brick walls were identified. In Trench 3 were the remains of an east-west aligned wall [6] which was constructed from dark red frogged bricks (3032R) with a grey sandy mortar and had a level of 118.98m OD. This wall had a stepped foundation and was recorded within construction cut [8], which was linear with steep sides and had a highest level of 118.50m OD and a lowest level of 118.20m OD. The construction back fill [7] and [10] consisted of mixed silty sand with stone and brick fragments. In Trench 2 the remains of a similar east-west aligned wall [25] was discovered. It was constructed out of dark red frogged bricks (3032R) with a grey sandy mortar and a level of 119.35m OD. This wall was sat on earlier wall [26] at a highest level of 119.05m OD. Wall [26] seemed to be used as a foundation for wall [25]. These east-west aligned walls [6] and [25] seemed to form an alignment across the site and were interpreted as the dividing wall which stood from the mid-19<sup>th</sup> century in this location before the site was cleared and landscaped during the latter part of the 20<sup>th</sup> Century. The wall is clearly shown on the 19<sup>th</sup> century maps.
- 7.4.2 Several deposits were also identified of firm, mid grey brown clay silts [21], [22], [34] with occasional sub-rounded to sub-angular pebbles. These deposits have been interpreted as being part of general ground build up and landscaping on this site during the 19<sup>th</sup> Century. Their highest level and thickness are tabulated below.

Context Number	Trench	Highest Level	Thickness
21	2	119.32m OD	0.10m
22	2	119.32m OD	0.35m
34	1	119.45m OD	0.30m

## 7.5 Phase 5: 20<sup>th</sup> Century Landscaping

- 7.5.1 Similar deposits of firm, dark grey brown clay silts [1], [12], [18], [29] with rooting and modern inclusions, were seen across the area of investigation covering the subsoils.
- 7.5.2 A subsoil was also recorded as homogenous layers [2], [13], [19], [30], of firm, mid dark to mid grey brown, clay silts with occasional sub-rounded to sub-angular pebbles with occasional brick and tile fragments were recorded. Their highest levels and thickness are tabulated below.

Context Number	Trench	Highest Level	Thickness
1	3	119.12m OD	0.05m
2	3	119.07m OD	0.30m
12	4	119.11m OD	0.10m
13	4	119.06m OD	0.40m
18	2	119.82m OD	0.10m
19	2	119.72m OD	0.30m
29	1	119.85m OD	0.10m
30	1	119.75m OD	0.20m

- 7.5.3 Various dump layers were also recorded below the subsoil sequence, with a mixture of different deposits across the site. On the eastern side of the site the dump layers [3], [9], [14], [15], [36], [37]; seem to consist of firm, mid orangey browns to dark grey browns with yellow mottling, silty sands with lenses of redeposited natural sand and occasional sub-rounded to sub-angular pebbles. On the western side of the site the dump layers [20] and [33], vary from firm mid brown silty clay to loose mid yellow coarse sand. Their highest levels and thickness are tabulated below.

Context Number	Trench	Highest Level	Thickness
3	3	118.82m OD	0.32m
9	3	118.85m OD	0.35m
14	4	118.91m OD	0.40m

Context Number	Trench	Highest Level	Thickness
15	4	118.91m OD	1.00m
20	2	119.52m OD	0.30m
33	1	119.55m OD	0.15m
36	3	118.85m OD	0.15m
37	3	118.70m OD	0.20m

7.5.4 Although these deposits varied across the site, with different material being dumped on the eastern and western sides of the site this activity can still be interpreted as a process of landscaping the site during the middle part of the 20<sup>th</sup> century and creating the terrace grounds that form part of the modern landscape.

## 8 CONCLUSIONS

- 8.1 No evidence of significant archaeological activity from any period was seen during the evaluation. Deposits recorded represent the general dumping and ground build up of material for landscaping the site during the 20<sup>th</sup> century. Two walls and foundations which were recorded were the remains of dividing walls from the 18<sup>th</sup> century or later, which can be seen on historic maps.
- 8.2 The archaeological watching brief demonstrated that untruncated natural deposits were present in all four of the trenches excavated and that the natural ground descended to the east and south. These deposits are consistent with the known underlying geology described by the British Geological Survey as the Bagshot sands.
- 8.3 The site will be published as an entry in the annual fieldwork round-up of the *London Archaeologist*. The completed archive will be deposited with LAARC under site code NDW16.

## 9 ACKNOWLEDGMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank New End LLP for commissioning the work. We also thank Laura O' Gorman, archeological adviser to the London Borough of Camden, for monitoring the site works.
- 9.2 The authors would also like to thank Helen Hawkins for her project management and editing, Patrick Cavanagh and Phil Frickers for their assistance in the field and Hayley Baxter for the CAD illustrations.

## 10 BIBLIOGRAPHY

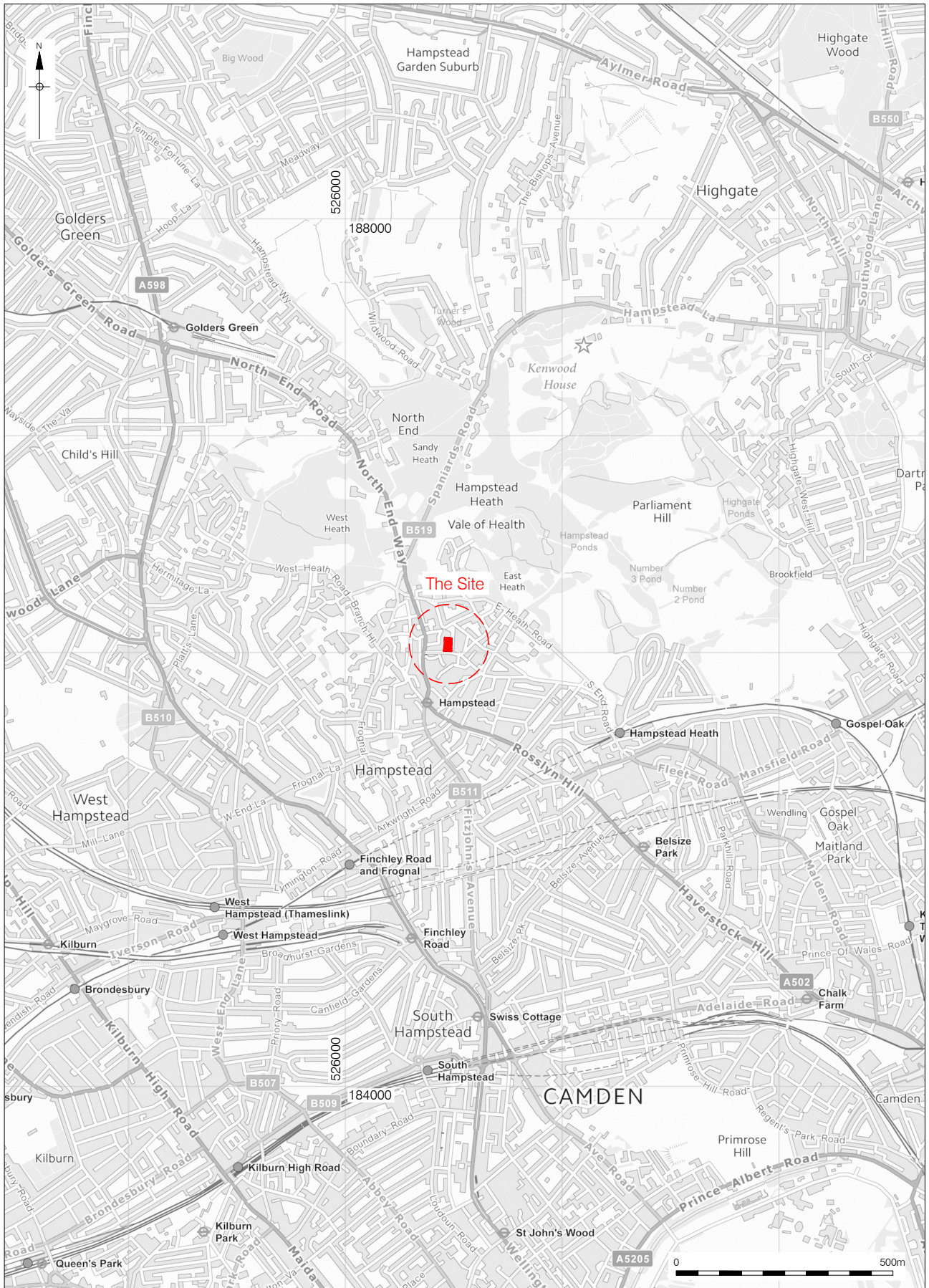
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## APPENDIX 1: CONTEXT REGISTER

Site Code	Context No.	Trench	Plan	Section	Type	Description	Phase	Highest Level	Dimensions (N-S)	Dimensions (E-W)	Thickness /Depth	Photos
NDW 16	1	3	N/A	2, 3	Layer	Topsoil	5	119.12m OD	2.00m	2.00m	0.05m	D1
NDW 16	2	3	N/A	2, 3	Layer	Sub-Soil	5	119.07m OD	2.00m	2.00m	0.30m	D1
NDW 16	3	3	N/A	2	Layer	Dump Layer	5	118.82m OD	1.10m	2.00m	0.32m	D1
NDW 16	4	3	Tr. 3	2	Fill	Fill of [5]	3	118.73m OD	0.70m	1.45m	0.75m	D1
NDW 16	5	3	Tr. 3	2	Cut	Cut of Pit	3	118.73m OD	0.70m	1.45m	0.75m	D1
NDW 16	6	3	Tr. 3	3	Masonry	Brick Wall	4	118.98m OD	0.35m	2.00m	0.75m	D1
NDW 16	7	3	Tr. 3	3	Fill	B/Fill [8]	4	118.50m OD	0.33m	2.00m	0.30m	D1
NDW 16	8	3	Tr. 3	3	Cut	Construction Cut	4	118.50m OD	0.70m	2.00m	0.30m	D1
NDW 16	9	3	Tr. 3	3	Layer	Dump Layer	5	118.85m OD	0.25m	2.00m	0.35m	D1
NDW 16	10	3	Tr. 3	3	Fill	B/Fill [8]	4	118.50m OD	0.55m	2.00m	0.30m	D1
NDW 16	11	3	Tr. 3	2, 3	Layer	Natural Sand	1	118.07m OD	2.00m	2.00m	Unknown	D1
NDW 16	12	4	N/A	1	Layer	Topsoil	5	119.11m OD	2.00m	2.00m	0.10m	D1
NDW 16	13	4	N/A	1	Layer	Sub-Soil	5	119.06m OD	2.00m	2.00m	0.40m	D1
NDW 16	14	4	N/A	1	Layer	Dump Layer	5	118.91m OD	2.00m	2.00m	0.40m	D1
NDW 16	15	4	Tr. 4	1	Layer	Dump Layer	5	118.91m OD	2.00m	2.00m	1.00m	D1
NDW 16	16	4	Tr. 4	1	Layer	Disturbed Natural	2	117.71m OD	2.00m	2.00m	0.40m	D1
NDW 16	17	4	Tr. 4	1	Layer	Natural Sand	1	117.38m OD	2.00m	2.00m	Unknown	D1
NDW 16	18	2	N/A	5	Layer	Topsoil	5	119.82m OD	2.00m	2.00m	0.10m	D1
NDW 16	19	2	N/A	5	Layer	Sub-Soil	5	119.72m OD	2.00m	2.00m	0.30m	D1

Site Code	Context No.	Trench	Plan	Section	Type	Description	Phase	Highest Level	Dimensions (N-S)	Dimensions (E-W)	Thickness /Depth	Photos
NDW 16	20	2	N/A	5	Layer	Coarse Sand	5	119.52m OD	2.00m	2.00m	0.30m	D1
NDW 16	21	2	Tr. 2	5	Layer	Post-Med. Surface	4	119.32m OD	2.00m	2.00m	0.10m	D1
NDW 16	22	2	N/A	5	Layer	Dump Layer	4	119.32m OD	2.00m	2.00m	0.35m	D1
NDW 16	23	2	Tr. 2	5	Layer	Sand & Gravel Dump	3	119.02m OD	2.00m	2.00m	0.75m	D1
NDW 16	24	2	Tr. 2	5	Layer	Natural Sand	1	118.27m OD	2.00m	2.00m		D1
NDW 16	25	2	Tr. 2	N/A	Masonry	E-W Brick Wall	4	119.35m OD	0.15m	2.00m	0.30m	D1
NDW 16	26	2	N/A	N/A	Masonry	Brick Wall	3	119.05m OD	0.15m	2.00m	0.53m	D1
NDW 16	27	2	Tr. 2	N/A	Fill	B/Fill [28]	3	118.66m OD	0.25m	2.00m	0.42m	D1
NDW 16	28	2	Tr. 2	N/A	Cut	Construction Cut	3	118.66m OD	0.40m	2.00m	0.42	D1
NDW 16	29	1	N/A	4	Layer	Topsoil	5	119.85m OD	2.00m	2.00m	0.10m	D1
NDW 16	30	1	N/A	4	Layer	Sub-Soil	5	119.75m OD	2.00m	2.00m	0.20m	D1
NDW 16	31	1	Tr. 1	4	Layer	Mixed Concrete & Gravel		119.48m OD	2.00m	2.00m	Unknown	D1
NDW 16	32	1	Tr. 1	4	Layer	Natural Sand	1	118.95m OD	2.00m	2.00m	Unknown	D1
NDW 16	33	1	N/A	4	Layer	Clay Dump Layer	5	119.55m OD	2.00m	2.00m	0.15m	D1
NDW 16	34	1	N/A	4	Layer	Dump Layer	4	119.45m OD	0.80m	0.40m	0.30m	D1
NDW 16	35	1	N/A	4	Layer	Disturbed Natural	2	119.05m OD	0.80m	0.40m	0.12m	D1
NDW 16	36	3	N/A	3	Layer	Dump Layer	5	118.85m OD	1.20m	2.00m	0.15m	D1
NDW 16	37	3	N/A	3	Layer	Dump Layer	5	118.70m OD	1.20m	2.00m	0.20m	D1

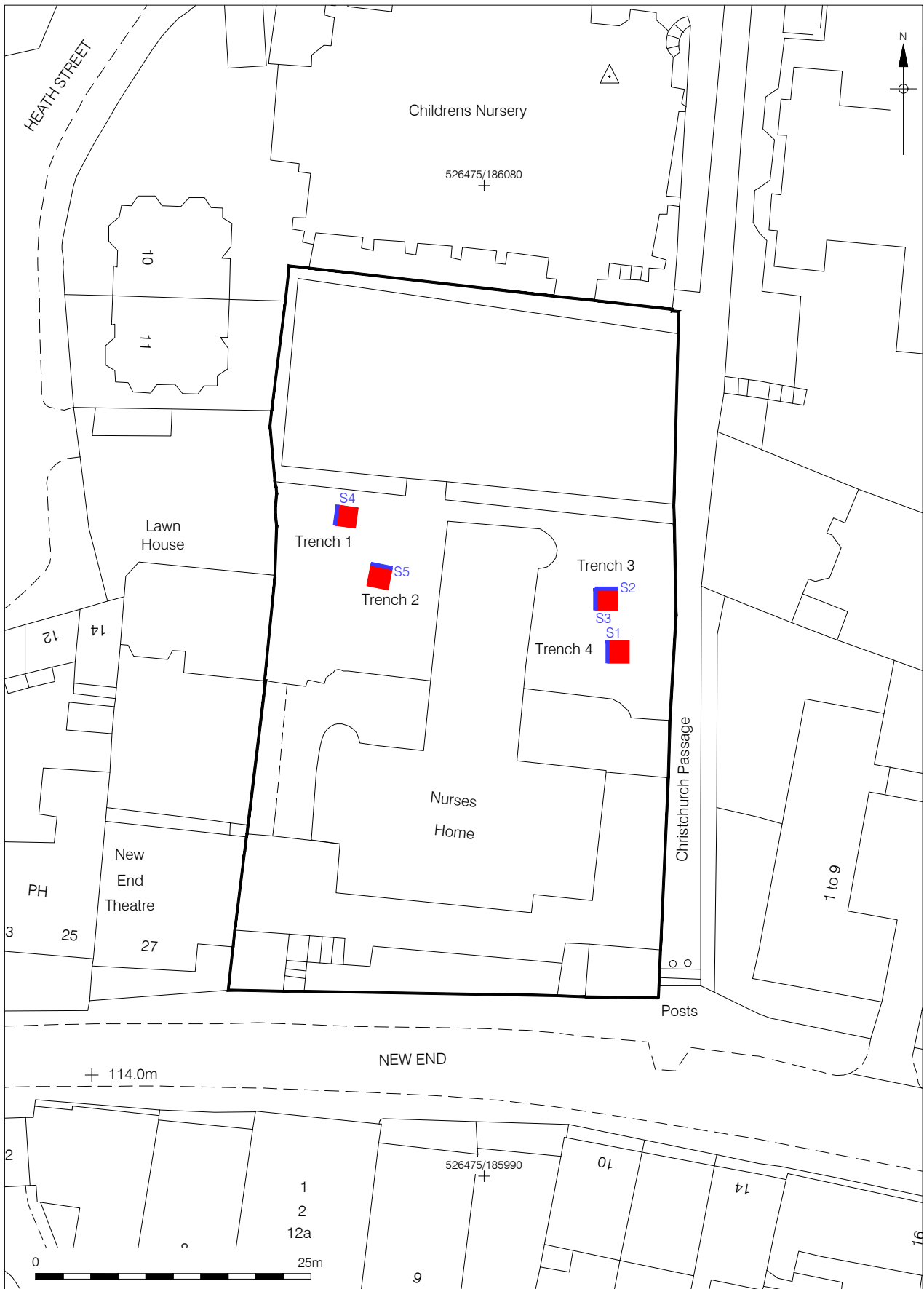




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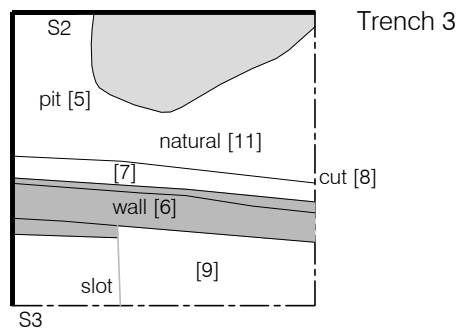
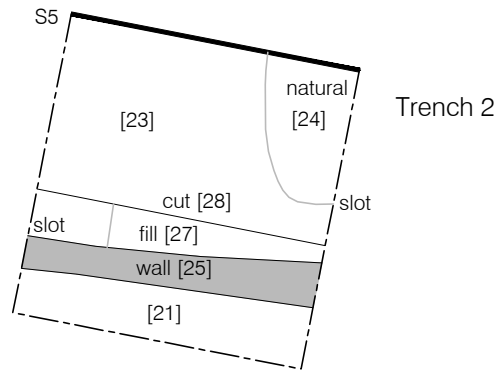
Figure 1  
 Site Location  
 1:25,000 at A4

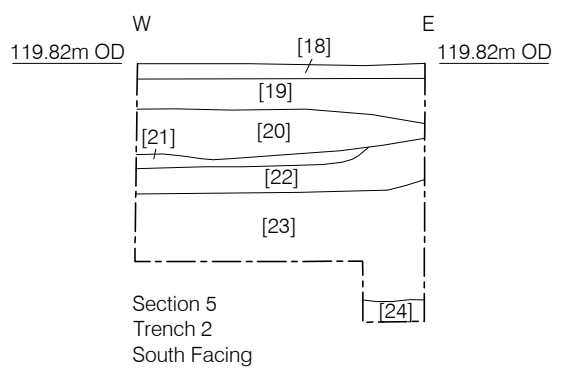
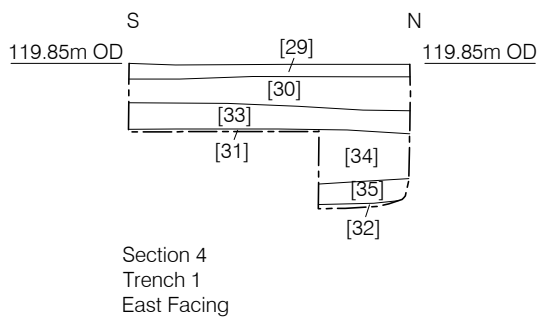
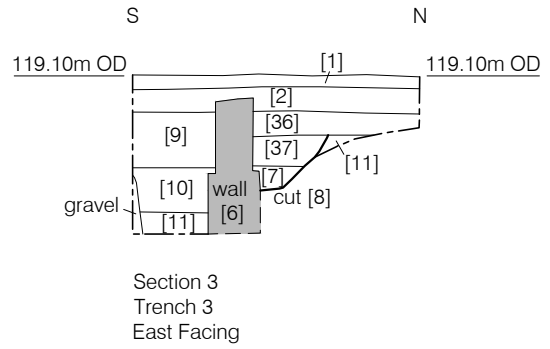
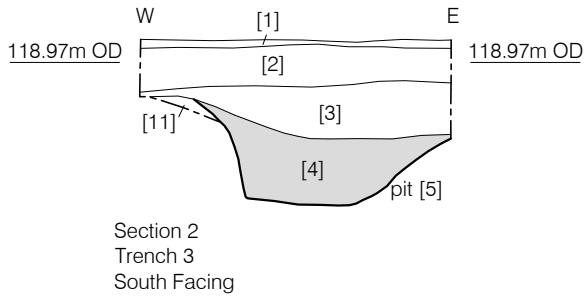
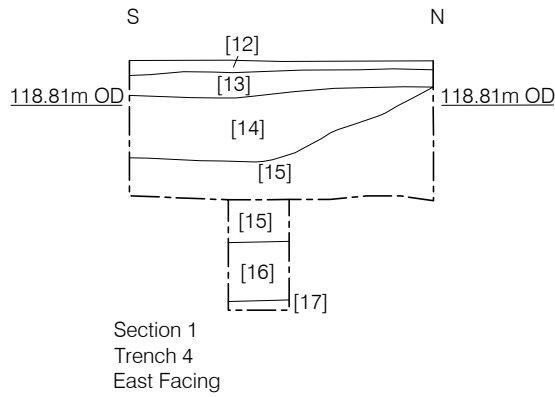


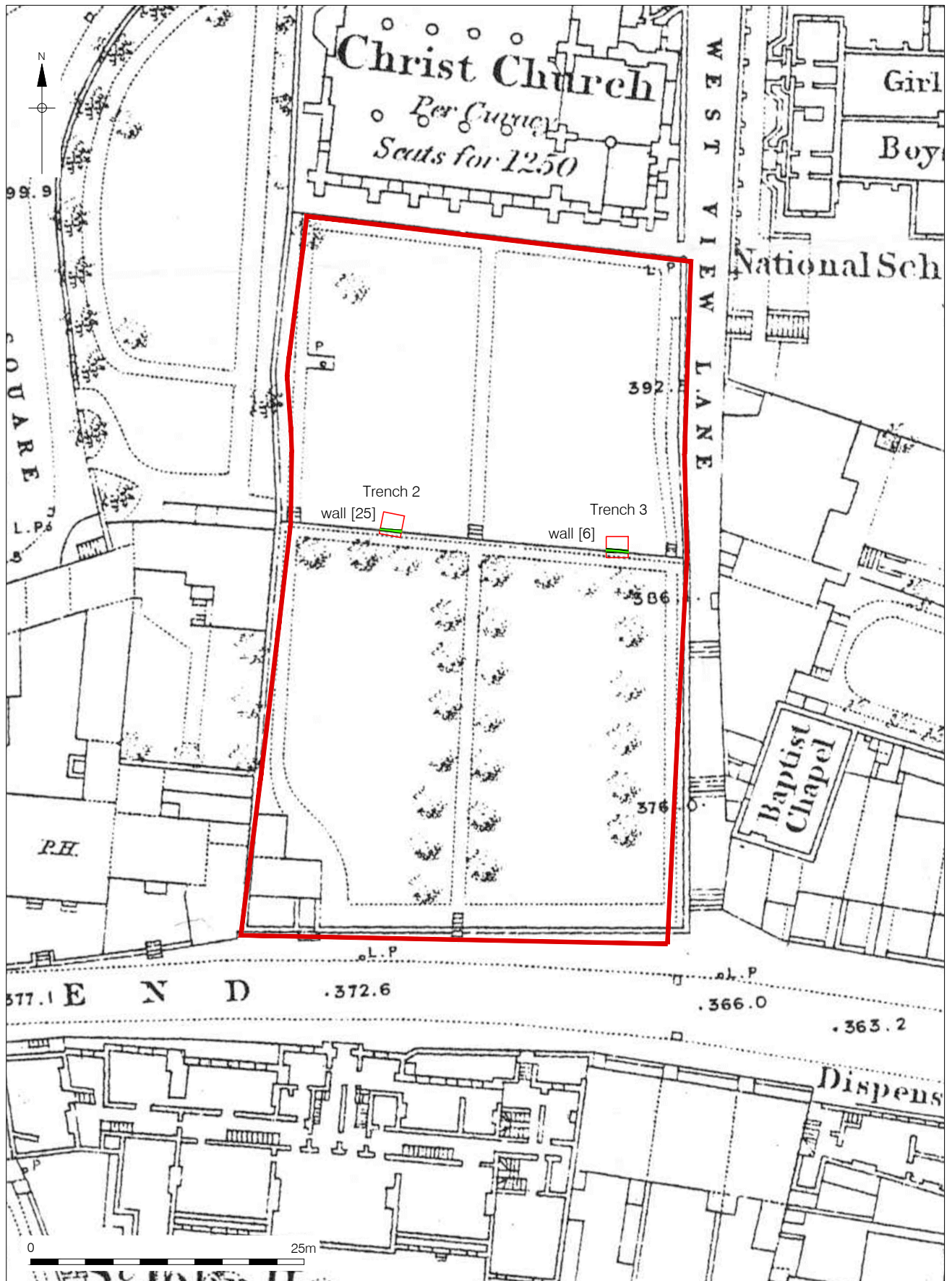


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Figure 2  
 Trench Location  
 1:500 at A4







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Figure 5  
Walls [25] & [6] overlain onto the 1866 Ordnance Survey Map  
1:500 at A4

## APPENDIX 2: OASIS FORM

OASIS ID: preconst1-241681

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### Project details

Project name	29 NEW END, HAMPSTEAD, LONDON BOROUGH OF CAMDEN, NW3 1HT
Short description of the project	An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited at Land at 29 New End, Hampstead, London Borough of Camden, NW3 1HT (Figure 1). The fieldwork was undertaken between 18th and 25th January 2016 for New End LLP. Four evaluation trenches were excavated across the site with two on the east side of the site and two on the west side of the site. Sands of the natural Bagshot sands, as illustrated on the British Geological Survey Sheet for the area (Sheet 256 Solid and Drift Edition), were encountered in all four trenches from a high point of 118.95m OD in the north-west descending to 117.38m OD in the south-west of the investigation area. Subsoil deposits were noted in all four trenches sealing the natural gravels. These were in turn capped by thick layers of modern made ground/garden soil type material. In Trenches 2 and 3 a red brick wall was found, running east-west across the site. This was probably the wall shown on the first edition Ordnance Survey map, which divided the site into quarters.
Project dates	Start: 18-02-2016 End: 25-02-2016
Previous/future work	No / Not known
Any associated project reference codes	NDW16 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	PIT Post Medieval
Significant Finds	CBM Post Medieval
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

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### Project location

Country	England
Site location	GREATER LONDON CAMDEN HAMPSTEAD 1.1 This report details the working methods and results of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited at Land at 29 New End, Hampstead, London Borough of Camden, NW3

Postcode	NW3 1HT
Study area	100 Square metres
Site coordinates	TQ 264900 860100 51.558280699234 -0.175137934483 51 33 29 N 000 10 30 W Point
Height OD / Depth	Min: 117m Max: 118m

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#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	GLAAS
Project design originator	Helen Hawkins
Project director/manager	Helen Hawkins
Project supervisor	Matt Edmonds
Type of sponsor/funding body	House builder
Name of sponsor/funding body	New End LLP

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#### Project archives

Physical Archive recipient	LAARC
Physical Archive ID	NDW16
Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Archive ID	NDW16
Digital Contents	"none"
Digital Media available	"Database","Images raster / digital photography","Survey","Text"
Paper Archive recipient	LAARC
Paper Archive ID	NDW16
Paper Contents	"none"
Paper Media available	"Context sheet","Photograph","Plan","Report","Section","Survey","Unpublished Text"

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**Project  
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	29 NEW END, HAMPSTEAD, LONDON BOROUGH OF CAMDEN, NW3 1HT:An Archaeological Evaluation
Author(s)/Editor(s)	Edmonds, M
Date	2016
Issuer or publisher	PCA
Place of issue or publication	London

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