

AN ARCHAEOLOGICAL WATCHING

BRIEF AT

21 PERRINS WALK, HAMPSTEAD,

LONDON BOROUGH OF CAMDEN

OCTOBER 2007

DOCUMENT VERIFICATION

**21 PERRINS WALK, HAMPSTEAD,
LONDON BOROUGH OF CAMDEN**

ARCHAEOLOGICAL WATCHING BRIEF

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**An Archaeological Watching Brief at 21, Perrins Walk, Hampstead,
London Borough of Camden, NW3**

Site Code: PWH 07

Central National Grid Reference: TQ 2632 8560

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CONTENTS

Abstract	3
Introduction.....	4
Planning Background	7
Geological Background	10
Archaeological And Historical Background	11
Archaeological Methodology	12
Archaeological Phase Discussion	13
Interpretations And Conclusions	15
Acknowledgments	16
Bibliography	17

APPENDICES

1: Context Register.....	18
2: Site Matrix	19
3: Oasis Data Collection Form	20

ILLUSTRATIONS

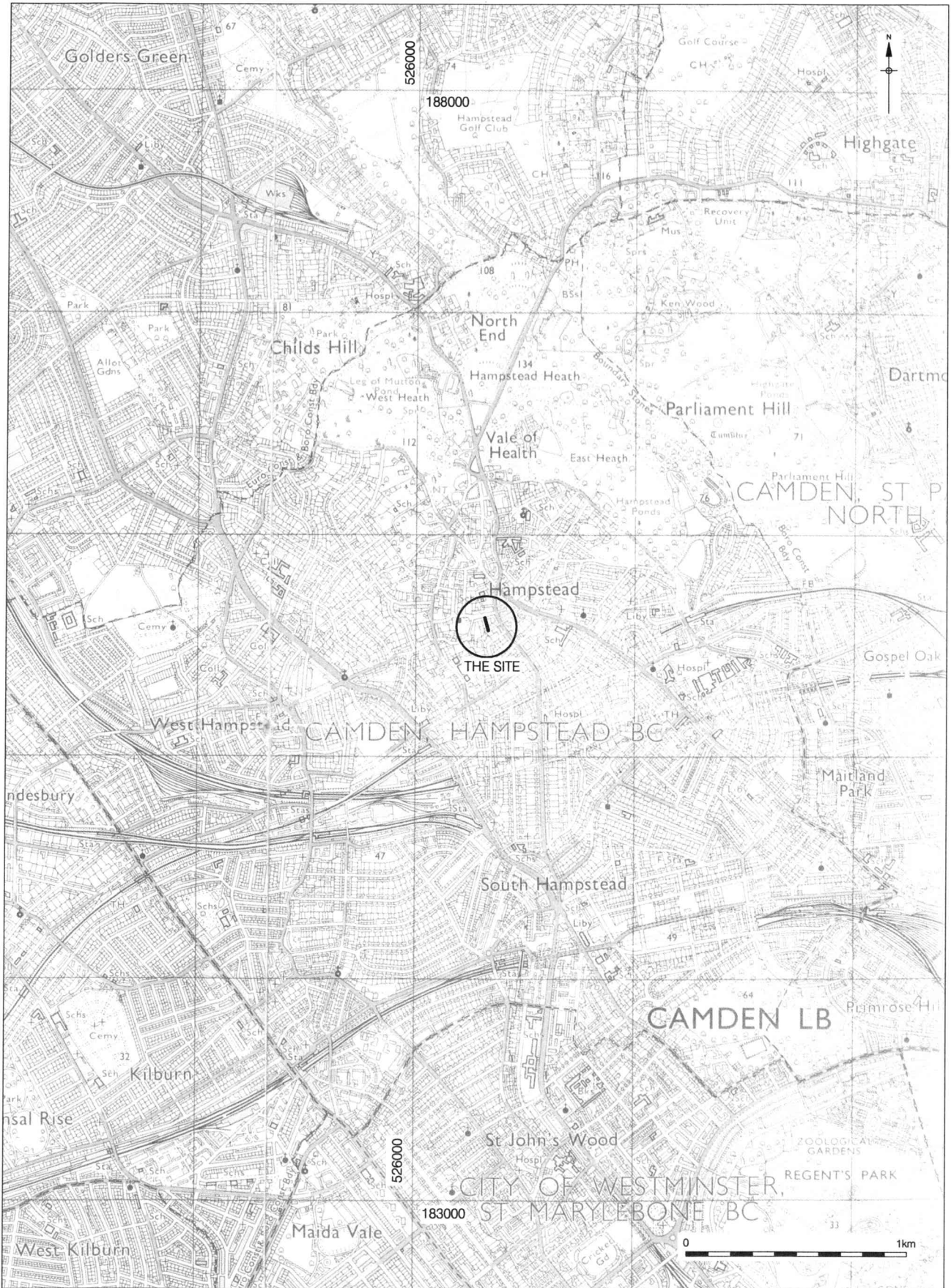
1: Site Location.....	5
2: Trench Location.....	6
3: Sections 1 & 2	14

1 ABSTRACT

- 1.1 This report details the results of an archaeological watching brief undertaken at 21, Perrins Walk, Hampstead, London Borough of Camden during a redevelopment. The project consisted initially of ground reduction to the north of the current building and then latterly with the excavation of trenches to facilitate underpinning and the creation of a terrace wall within this reduced area. The site is centred at National Grid Reference TQ26328560, and the project was commissioned by Barbara Weiss Architects. Pre-Construct Archaeology undertook the fieldwork on 19th September 2007 and between 24th - 26th September 2007.
- 1.2 The ground reduction and subsequent excavations encountered natural clay sealed by modern made ground and overlain either by stone flags or topsoil.
- 1.3 No significant archaeological deposits were encountered on site.

2 INTRODUCTION

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Limited at 21 Perrins Walk, Hampstead, London Borough of Camden on the 19th September 2007 and between 24th – 26th September 2007. The fieldwork was commissioned by Barbara Weiss Architects, was project managed for Pre-Construct Archaeology by Chris Mayo and supervised by Chris Mayo (19/9/07) and James Langthorne (24/9/07-26/9/07).
- 2.2 The site is bounded to the east by 22 Perrins Walk, to the north by back gardens of residential properties on Church Row, to the west by 20 Perrins Walk, and to the south by Perrins Walk itself (Figure 1). The central National Grid Reference of the site is TQ26328560.
- 2.3 Initially works on site consisted of ground reduction within the property's garden in order to facilitate the construction of an extended residential dwelling, a patio area, and a terraced garden. Subsequent to these works a trial hole was excavated along the base of the western party wall within the reduced area in order to provide underpinning for the new building. Along the northern edge of the reduced area a shallow trench was excavated to accommodate the foundation of a retaining wall for the garden (Figure 2).
- 2.4 The completed archive, which comprises written and drawn records, will be stored by Pre-Construct Archaeology Ltd. until their eventual deposition at the London Archaeology Archive and Resource Centre under the site code PWH 07.



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Figure 1
 Site location
 1:25,000 at A4



Figure 2
Trench location
1:400 at A4

3 PLANNING BACKGROUND

3.1 Archaeology in the London Borough Of Camden

3.1.1 This 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 2000, contains policy statements in respect of protecting the buried archaeological resource.

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

Conservation and heritage

4.69 Chapter 15 identifies two Areas of Special Character: Regents Canal and the Hampstead and Highgate Ridge. These areas are individually important but also make a unique contribution towards London's architectural, historic, environmental and cultural diversity. Each of these areas is covered either wholly or in part by conservation area status.

4.70 Many other areas warrant protection or enhancement for their contribution to the locality and have been designated as conservation areas (EN31- EN37). Buildings which individually or for their group value are important to Camden's heritage have been listed by the Department of Culture, Media and Sport and protection is also extended to those buildings and structures from the past of which only archaeological remains have survived.

4.71 The Planning (Listed Buildings and Conservation Areas) Act 1990 consolidates previous legislation placing duties on and conferring powers to local planning authorities in relation to the conservation of the built environment. The government, through PPG12 has emphasised the importance of giving high priority to conserving the built and archaeological heritage in reconciling priorities in the public interest. PPG15 contains government policy guidance on the historic environment whilst Circular 14/97 contains relevant directions and gives advice on demolition, following the House of Lords judgment in the case of Shimizu (UK) Ltd v Westminster City Council. Together, PPG15 and Circular 14/97 supersede DoE Circular 8/87. Advice on archaeology is given in PPG16.

4.73 The Secretary of State for Culture, Media and Sport has a duty to compile lists of buildings of special architectural and/or historic interest and some 4,460 buildings in Camden are so listed. Works to listed buildings require consent from the Council, whether these affect the building itself, internally or externally, or structures within the curtilage of the building. Development, which may affect the setting of a listed building, also requires special consideration. In accordance with the conservation agreement, English Heritage will authorise the Council to determine most applications for Grade II listed buildings; the Council will continue to be directed by English Heritage in its decision to grant listed building consent to all Grade I and Grade II* buildings.

Preservation of listed buildings

EN38 There will be a general presumption in favour of the preservation of listed buildings, and all applications for Listed Building Consent will be considered having special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

4.82 Listed buildings are an irreplaceable resource that has to be protected and adequately maintained for future generations. There are 4,460 buildings and structures in Camden that are on the statutory list for their architectural or historic

interest. Listed buildings make a contribution to the townscape of Camden, either as individual buildings or for their group value. In order to retain the integrity of a listed building, the Council needs to control external as well as internal works which would affect its character, appearance or structural stability. Any disturbance to the structure could result in serious defects requiring further works which could put additional strain on the structure. Physical damage to the structure of a listed building can arise from demolition or construction works to the building or adjoining buildings, uses of the building leading to overloading or heavy traffic close to the building. Rebuilding behind the facade of a listed building will not normally be considered acceptable. Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance this against the interests of conservation and preservation. Listed buildings would have been designed originally to fit into a particular context or form part of a set piece. The setting of a listed building may be limited to its immediate surroundings but often can extend some distance from it, especially if a high or bulky building is proposed. The value of a listed building can be greatly diminished if unsympathetic development nearby mars its appearance or the harmonious relationship with its surroundings.

4.83 The Council's decisions on Grade I and II* listed buildings are subject to the direction of English Heritage (see para 4.73). The Council also has to notify the Royal Commission on Historic and Ancient Monuments for England prior to the demolition of a listed building.

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 These policies mirror advice contained in the Department of Environment document 'Planning Policy Guidance: Archaeology and Planning (PPG 16)'. This document identifies the need for early consultation in the planning process to determine the impact of the construction schemes upon buried archaeological strata.
- 3.1.4 There are no listed buildings or scheduled ancient monuments recorded near to the site.

4 GEOLOGICAL BACKGROUND

- 4.1 The British Geological Survey map 270 of the area (1:50 000 Series) indicates that London Clay underlies the site.
- 4.2 The site lies on sloping ground at a level varying in height from 102.90m OD in the northeast to 101.10m OD in the southwest.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 There are traces of the prehistoric and Roman activity in the proximity of Hampstead but it is likely that the village was first established in the Saxon period, with the name Hampstead being a corruption of the Saxon word for Homestead. Certainly the first documentary evidence comes from this period, a charter of King Edgar.
- 5.2 By the time of the Domesday Book a fifth of the Manor was held by Ranulph Pevrel and the majority by the Abbot of the monastery at Westminster. Gradually though more and more of Hampstead passed into private hands until by King John's reign all of the land had been leased by the Abbots.
- 5.3 Hampstead became fashionable in the early 18th century when Hampstead spring water gained a reputation as being "equal in virtue" to that from Tunbridge Wells. A pump room was built on Well Walk, a racecourse constructed near Jack Straw's Castle, lodging houses built, and tea and bun shops flourished. In 1725 Defoe was quoted as saying Hampstead was growing from "a little village almost to a city" (Weinreb & Hibbert, 1983).

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 All excavated areas were laid out by the groundwork contractors in accordance with the proposed development plan. All ground reduction works whether undertaken with a mechanical excavator or by hand were under the supervision of an archaeologist until a time at which it could be said with certainty that no archaeologically important remains were present.
- 6.2 The principle area of development was immediately to the north of the house itself within the garden of the property. This area measured 8.40m x 6.20m and was dug to an average depth of 1.80m BGL during ground reduction of this area.
- 6.3 After ground reduction across the area was achieved further excavations within the area were monitored. These excavations consisted of a shallow foundation trench and a trial hole or bay that would form part of the underpinning of the western party wall. The trench was aligned east-west and was dug against the northern edge of the area, with dimensions 2.35m by 6.20m by 0.60m deep. The trial hole was dug in the south-western corner of the site at the corner of the northern wall of 21 Perrins Walk and the western party wall. It measured 3.60m by 2.10m by 1.50m deep.
- 6.6 The single context recording system was used to record deposits on site. Individual descriptions of all archaeological strata and features excavated and/or exposed features were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on permatrace, the plans being drawn at a scale of 1:50 and the sections at 1:20. No finds were collected.
- 6.7 Levels on site were derived from an engineering spot height on the concrete slab that formed the ground floor of the house, with a value of 101.12m OD.

7 ARCHAEOLOGICAL PHASE DISCUSSION

7.1 Phase 1: Natural (Sections 1 & 2)

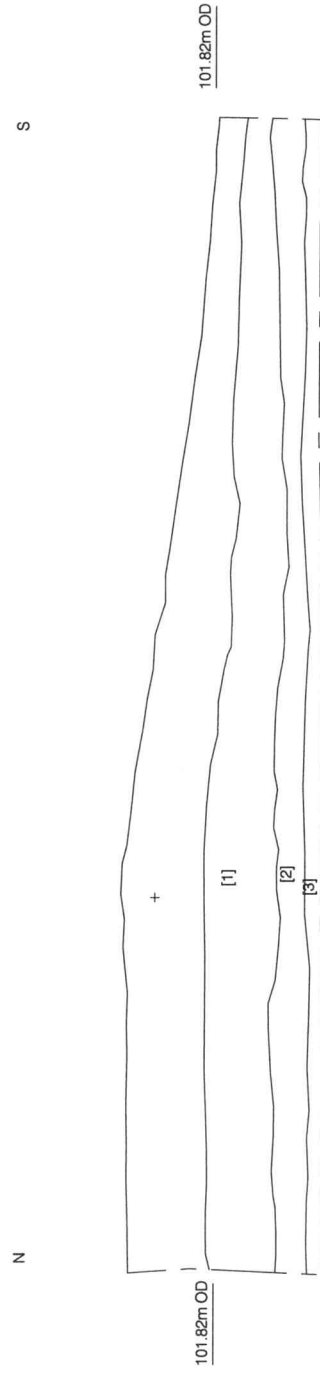
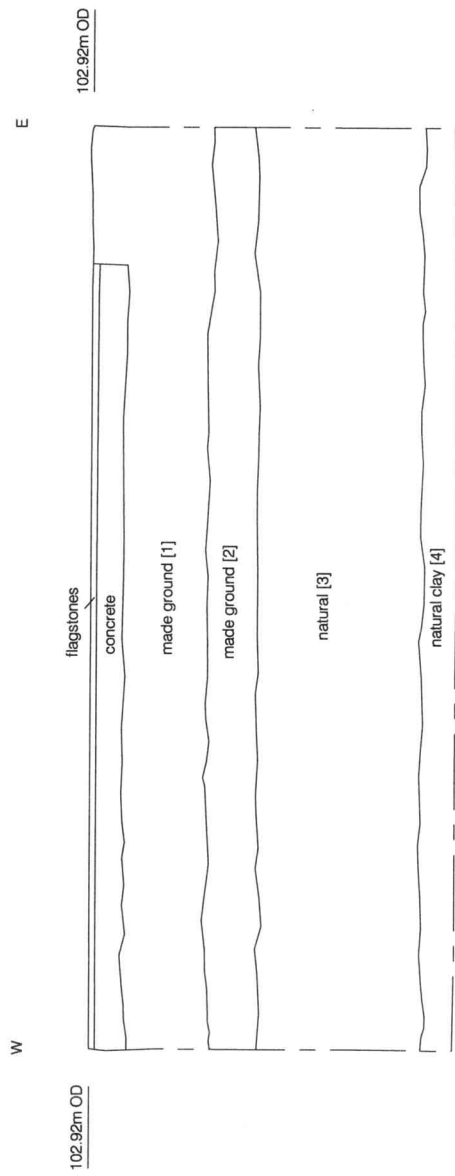
7.1.1 The earliest deposit encountered on the site was London Clay [4], a compact mid orange clay with occasional small rounded pebble inclusions. This layer was seen in the bases of both the underpinning trial hole and the foundation trench and reached a maximum height of 100.72m OD.

7.1.2 Overlying the natural clay was a layer of firm mid orange/brown silty clay with moderate small rounded pebble inclusions [3]. This deposit was very similar to [4] and was considered to be a layer of weathered natural. Occasional fragments of century brick were observed atop the layer. It was encountered across the whole reduced area at a maximum height of 101.80m OD and was up to 1.16m thick.

7.2 Phase 2: Modern (Sections 1 & 2)

7.2.1 Across the observed areas the weathered clay natural was sealed by an interface layer formed of trampled material [2]. It was a firm, mid orange/brown sandy silt with moderate brick and mortar flecks and fragments and occasional to moderate small sub-rounded and rounded pebbles. This layer is presumed to have been deposited when the garden of the house was landscaped. It reached a height of 102.12m OD and had a maximum depth of 0.38m.

7.2.2 The interface [2] was overlain by modern made ground [1]: a fairly loose, dark grey/brown sandy silt containing moderate small sub-rounded pebble, pea grit, and brick and tile fragment inclusions. It was 0.78m in depth and reached a height of 102.72m OD. This made ground was sealed either by a layer of concrete [+] and subsequently by flagstones [+] at the northern end of the site or topsoil [+] in the central and southern areas of the site.



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Figure 3
Sections 1 and 2
1:50 at A4

8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 The watching brief was intended to identify and record archaeological material during the ground reduction and subsequent excavations at 21 Perrins Walk. The principal objective was to determine the presence of any archaeological activity on site.
- 8.2 The earliest deposit encountered on site was natural London Clay seen in the foundation trench at the northern end of site and in the underpinning trial hole at the southern end. This clay across the site was sealed by a layer of weathered clay that in turn was overlain by made ground layers.
- 8.3 The layer of weathered clay was recorded at a height slightly below that of the ground slab of the existing house. It is likely that the existing house was built on a terrace that was clearly visible at the rear of the property. The terracing, leading to the weathered clay, had removed any potential archaeological deposits within the footprint of the proposed development. The subsequent made ground layers can therefore be associated with the landscaping of the existing garden.
- 8.4 Further excavations to accommodate underpinning were to continue inside the building. However once the extent of truncation by previous activity was realised the watching brief was ceased, following discussions with Diane Walls of English Heritage (Archaeology Advisor to London Borough of Camden).

9 ACKNOWLEDGMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Stefan Hack of Barbara Weiss Architects for commissioning the project and Diane Walls of English Heritage for monitoring the work.
- 9.2 The author would like to thank Chris Mayo for project management of the site and editing this report, and Josephine Brown for the illustrations.

10 BIBLIOGRAPHY

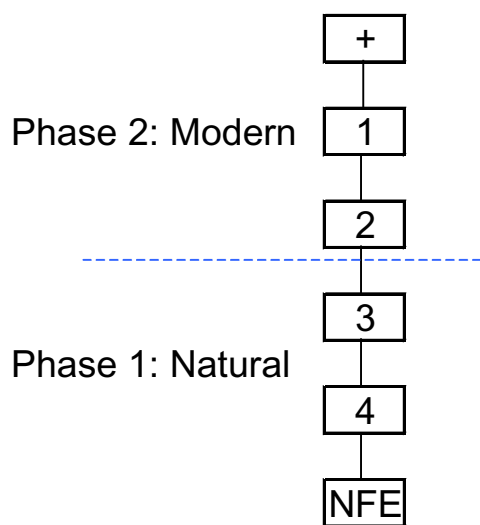
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APPENDIX 1: CONTEXT REGISTER

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase	Photos No.
PWH 07	1	N/A	S1 & S2	Layer	Modern Made Ground	Modern	2	N/A
PWH 07	2	N/A	S1 & S2	Layer	Trampled Material/Interface	Modern	2	N/A
PWH 07	3	Multi-c	S1 & S2	Layer	Weathered' Natural	N/A	1	N/A
PWH 07	4	Multi-c	S1	Layer	London Clay Natural	N/A	1	N/A

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS DATA COLLECTION FORM

OASIS ID: preconst1-31989

Project details

Project name 21 Perrins Walk, Hampstead, NW3

Short description of the project A watching brief undertaken in the garden of 21 Perrins Walk, Hampstead, London Borough of Camden, NW3. The project initially consisted of ground reduction, but latterly trenches were dug to facilitate underpinning and the construction of a terrace wall. The excavation encountered natural clay sealed by modern made ground and overlain either by topsoil or flagstones. No archaeological deposits were seen.

Project dates Start: 19-09-2007 End: 26-09-2007

Previous/future work No / Not known

Any associated project reference codes PWH 07 - Sitecode

Type of project Field evaluation

Site status None

Current Land use Residential 1 - General Residential

Methods & techniques 'Visual Inspection'

Development type Building refurbishment/repairs/restoration

Prompt Direction from Local Planning Authority - PPG16

Position in the planning process After outline determination (eg. As a reserved matter)

Project location

Country England

Site location GREATER LONDON CAMDEN HAMPSTEAD 21, Perrins Walk

Postcode NW 3

Study area 63.00 Square metres

Site coordinates TQ 2632 8560 51.5546338531 -0.177736490568 51 33 16 N 000 10 39 W Point

Height OD Min: 100.50m Max: 100.72m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project brief originator English Heritage

Project design originator Chris Mayo
Project director/manager Chris Mayo
Project supervisor James Young Langthorne
Type of sponsor/funding body Barbara Weiss Architects Limited

Project archives

Physical Archive Exists? No
Digital Archive Exists? No
Paper Archive recipient LAARC
Paper Contents 'none'
Paper available Media 'Context sheet','Correspondence','Diary','Matrices','Plan','Section','Unpublished Text'

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