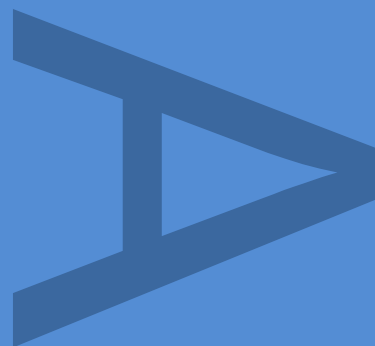


**LAND AT KLIPPAN HOUSE,
WELL WALK, HAMPSTEAD,
LONDON BOROUGH OF CAMDEN**

**AN ARCHAEOLOGICAL
EVALUATION**

MAY 2009

PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

LAND AT KLIPPAN HOUSE, WELL WALK,
HAMPSTEAD,
LONDON BOROUGH OF CAMDEN, NW3

AN ARCHAEOLOGICAL EVALUATION

Quality Control

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**An Archaeological Evaluation of Land at Klippan House, Well Walk, Hampstead,
London Borough of Camden, NW3**

Site Code: KLI 09

Central National Grid Reference: TQ 2679 8612

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Pre-Construct Archaeology Limited, May 2009

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May 2009

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited of land at Klippan House, Well Walk, Hampstead, London Borough of Camden, NW3.
- 1.2 One evaluation trench was excavated across the site, in advance of redevelopment of the land to create a swimming pool.
- 1.3 The single trench was excavated to naturally occurring deposits. This was identified as consisting of mottled blue and yellow-orange clay, the same as identified during previous geotechnical investigations across the site. The only anthropogenic feature observed in the trench was a shallow linear gully that extended on an approximate northeast to southwest alignment. This was seen cut into the natural clay and excavation of its fill uncovered a single shard of post-medieval glass. This feature and the clay were in turn sealed by a sequence of silty-clay deposits that contained fragments of charcoal, ceramic building material and mortar, which in turn were sealed by a combination of topsoil and demolition rubble. No other archaeological finds, features or deposits were observed.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited of land at Klippan House, Well Walk, Hampstead, London Borough of Camden, NW3, in advance of construction of a swimming pool.
- 2.2 The evaluation was conducted between on the 11th May 2009 and was commissioned by Suzanne Gailey of CgMs Consulting. The work was undertaken following English Heritage guidelines (English Heritage GLAAS 1998).
- 2.3 The excavation was undertaken on a plot of land previously undeveloped and forming part of the grounds of Klippan House. The site is bounded to the north by Well Walk, to the northeast by East Heath Road and to the southeast and southwest by residential properties (Figure 1).
- 2.4 The National Grid Reference of the site is TQ 2679 8612
- 2.5 The site was assigned the code KLI 09.
- 2.6 The evaluation was supervised by Richard Humphrey and the project was managed by Chris Mayo for Pre-Construct Archaeology Ltd. The work was monitored by Kim Stabler of English Heritage (GLAAS).



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Figure 1
Site Location
1:20,000 at A4

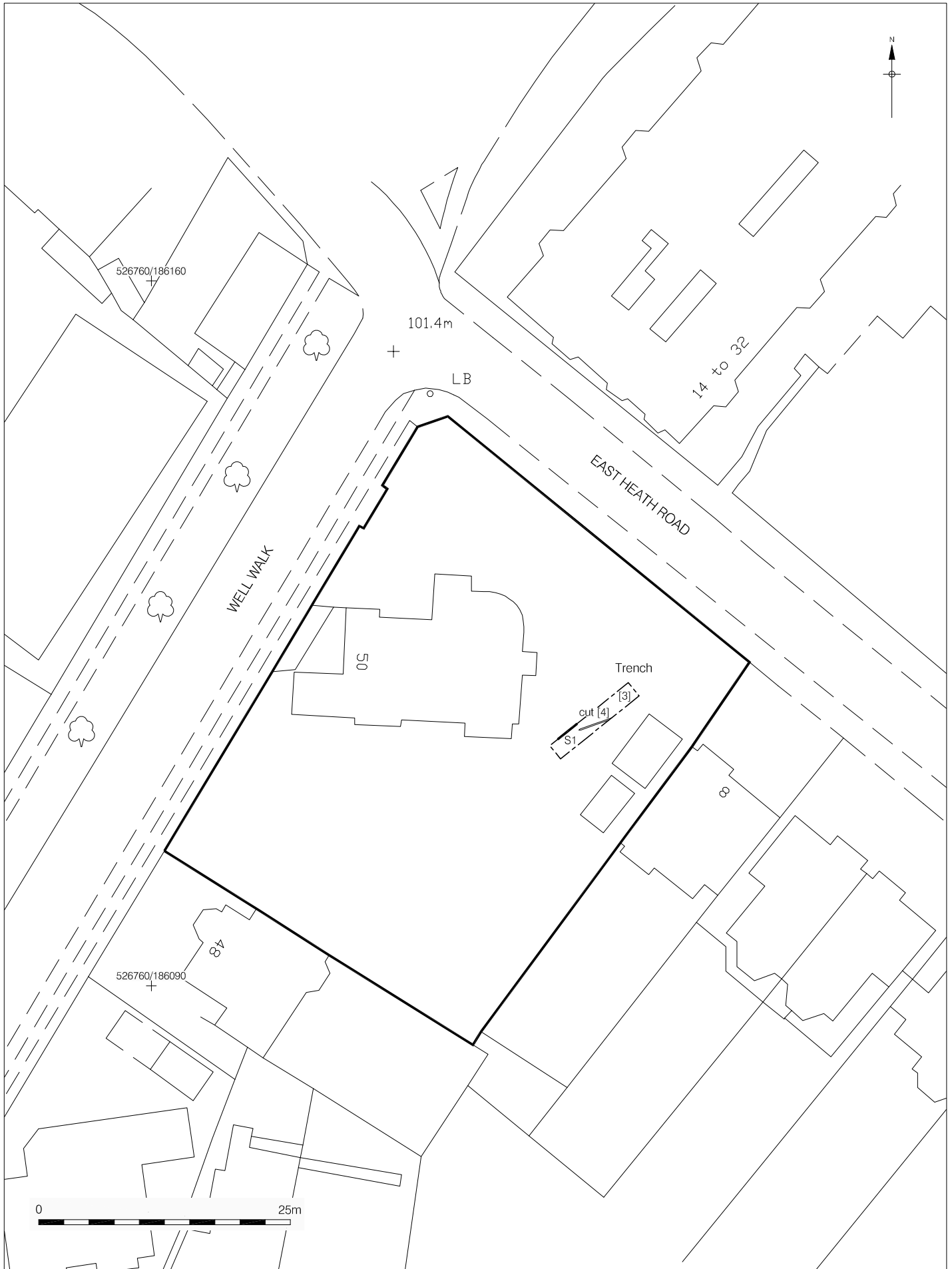


Figure 2
Trench Location and Trench Plan
1:500 at A4

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 relevant Development Plan framework is provided by the replacement Camden Unitary Development Plan (UDP) which was formally adopted by the Council in 2006:

B8 Archaeological sites and monuments

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.

3.1.2 Klippan House is a Grade II listed building. There are no Scheduled Ancient Monuments recorded near to the site, and the site is not within an Archaeological Priority Area.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 Prior to commencement of the evaluation the land lay as undeveloped ground between Klippan House to the east and a series of garages belonging to the same property. The site was roughly triangular in shape.
- 4.2 The British Geological Survey (England and Wales Sheet 256 North London 1994) shows the study site to be located on Claygate Member.
- 4.3 The site lies on the southern edge of Hampstead Heath on a hill slope that grades down towards the southeast. It lies at approximately 100m OD and appears to have been terraced into the natural hill slope. This terracing is likely to have had a destructive impact on any archaeological evidence on the site.
- 4.4 The Chalybeate Spring flows approximately 350m southwest of the study site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 A desk-based assessment was conducted for the site (Gailey 2008). The following is a brief summary of that report.
- 5.2 Finds from the prehistoric period found within a 1km radius of the study site include an isolated Lower Palaeolithic pointed handaxe approximately 500m to the southwest as well as a Mesolithic axe 500m to the north on Hampstead Heath. Three separate observations of struck flint find spots are recorded in the Sites and Monuments Record (SMR) giving the impression of seasonal occupation of the heath during the early prehistoric period.
- 5.3 Pottery sherds and flints were observed approximately 400m northwest of the study site in the Vale of the Heath suggesting a possible prehistoric occupation on the crest of the hill. The scheduled remains of a Bronze Age Bell Barrow lie 700m to the northeast on the crest of Parliament Hill. Overall, the potential for prehistoric archaeology is low owing to the sites location neither close to a water course nor on the crest of a hill, two sites typically favoured by communities of this period.
- 5.4 The alignment of a Roman road running parallel with and to the east of Watling Street is thought to have followed the approximate alignment of North End Way some 500m northwest of the study site. The unlocated finds of cinerary urns, pottery and lamps were recovered in the vicinity of Gainsborough Gardens, immediately south of the site, in 1774. In addition, Roman coins were found close to Wells Walk in 1882. There is a moderate potential for further evidence of activity of this period on the study site although 19th century terracing is likely to have removed the majority of such remains.
- 5.5 The first historical references to Hampstead date from the Anglo Saxon and Medieval period and refer to a single farmstead located within a woodland clearing. It is mentioned in the Charter of 986 AD and the Domesday Survey of 1086. The medieval church located 600m southwest of the study site would have been the focus of the village. An evaluation excavation undertaken by MoLAS in 1995 in the same area recovered evidence of medieval pottery. As the study site lay within woodland on the edge of the heath during this period the overall archaeological potential for this phase is considered to be low.
- 5.6 In the 17th century, the Chalybeate Spring was discovered to have medicinal qualities that led to establishment of the Hampstead or Wells Spa on Wells Walk. The study site became cleared of woodland as part of the development of Hampstead during the post-medieval period as is visible on a Rocque map dated to 1741. A Hampstead Manor map of 1762 shows the former spa having been redeveloped as a chapel. The same map shows the study site to be undeveloped and this remains the same on the 1864 Daw's map of Hampstead Heath and the 1879 Ordnance Survey map. The later of these shows the site to be comprised of formal gardens possibly associated with Foley House, built to house the spa manager in 1698.

5.7 The Ecclesiastical Commissioner's Consulting Architect, Ewan Christian, built Klippan House for himself in 1881. The building is now Grade II listed. The footprint of the study site is first visible on an OS map of 1896 with no discernable difference on the 1915 OS map. A small garage has been erected on the southeastern boundary of the site on the 1934 OS map that was later added to by another outbuilding by the time of the 1954 OS map. No change to the study site is visible on any later OS maps.

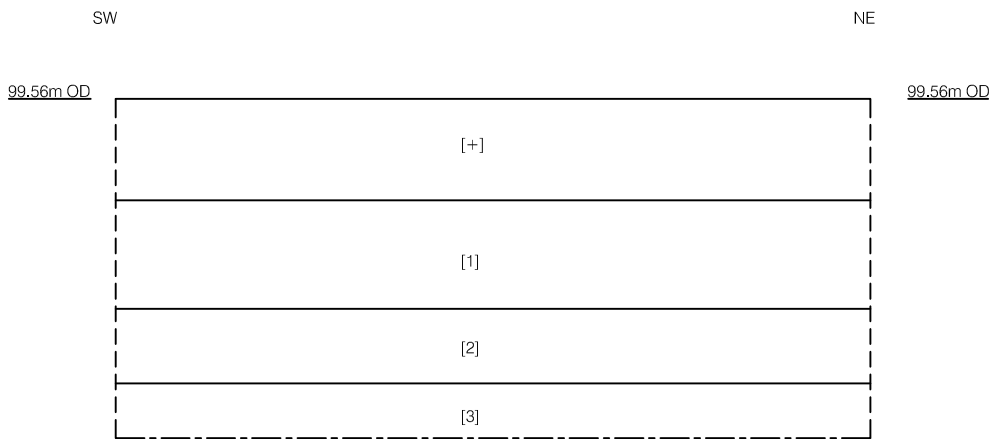
6 METHODOLOGY

- 6.1 The evaluation was conducted according to the Specification prepared by CgMs Consulting (Gailey 2009).
- 6.2 The evaluation consisted of one trial trench that measured 10m long by 1.8m wide. The trench was located to define and characterise likely areas of archaeological sensitivity and to confirm the absence of features in areas that appear to be blank. It aimed to achieve comprehensive coverage of the development site.
- 6.3 The trench was excavated under archaeological supervision by a JCB fitted with a flat-bladed grading bucket. This was used to remove undifferentiated made ground down to the first archaeologically significant horizon. Level spits of no more than 0.20m were removed in each pass. Material was removed by the machine until natural stratigraphy was uncovered.
- 6.4 The trench was cleaned by hand. A plan of the trench was drawn to a scale of 1:20 and a representative section at 1:10.
- 6.5 Archaeological features and deposits were excavated in order to provide information as to their date and origin. These were recorded using the approved recording system. A photographic record consisting of 35mm colour and black and white slides as well as digital shots was created. Appropriate sampling was undertaken according to English Heritage guidelines.
- 6.6 The evaluation's objectives were:
- To determine, as far as is reasonably possible, the location, form, extent, date, character, condition, significance and quality of any surviving archaeological remains, irrespective of period, liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied.
 - To seek to clarify the nature and extent of existing disturbance and intrusions and hence the degree of archaeological survival of buried deposits and any surviving structures of archaeological significance.
 - To establish the presence or absence of archaeological deposits
 - To evaluate the likely impact of past land use and development
 - To provide sufficient information to construct an archaeological mitigation strategy
 - To consider the primary factors affecting the state of preservation and the direct and indirect impact of the proposed development where physical preservation is considered a mitigation option.
- 6.7 A temporary benchmark of 100.94m OD was surveyed onto the site using the benchmark of 99.15m OD taken from the front of 40 Well Walk.
- 6.8 The trench locations were surveyed in by a Pre-Construct Archaeology surveyor and located to OS data.
- 6.9 The completed archive, including all artefactual, written, drawn and photographic material, will be deposited with LAARC.
-

7 ARCHAEOLOGICAL SEQUENCE

7.1 Trench 1 (Figures 2 and 3)

- 7.1.1 Trench 1 measured 10.00m northeast to southwest, was 1.80m wide, and was positioned within the footprint of the proposed swimming pool.
- 7.1.2 Natural clay was recorded as context [3] throughout the entire trench. This was observed as being of a firm compaction and a blue-grey orange colour. There were no visible inclusions noted. The maximum height of this layer as recorded in section was 98.61m OD with the minimum height recorded at 98.43m OD towards the southern end of the trench.
- 7.1.3 Cutting natural clay [3] was a northeast to southwest aligned gully, [4] (Figure 2). This measured 3.40m in length by 0.12m wide and was between 0.05m and 0.07m in depth. The full extent of this feature to the northeast was not exposed as it extended beyond the limits of the trench. Heights at the top of the cut were seen to range from between 98.47m OD and 98.49m OD with the bottom recorded at 98.42m OD. The base of this feature was seen to be pointed and within fill [5] was found a shard of post-medieval glass. This was composed of a soft mid-brownish grey silty-clay with occasional small pebbles and manganese flecks. It is proposed that this feature represents the product of small-scale agricultural or horticultural activity in the area.
- 7.1.4 Sealing fill [5] and overlying natural stratigraphy [3] was a 0.35m thick deposit of clayey-silt, [2]. This was firm and of a mid orange-brown colour. It was seen throughout the trench at a height of 98.86m OD and represented an interface layer between natural stratigraphy and the overlying made ground. There were no anthropogenic finds or features within this layer.
- 7.1.5 Layer [2] was overlain by deposit [1]. This measured 0.25m thick and was seen throughout the trench at a height of 99.21m OD. It consisted of a firm, mid grey-brown clayey-sandy-silt with occasional flecks of charcoal, ceramic building material and charcoal. This layer represented a horizon of post-medieval ground raising across the area.
- 7.1.6 The top of the stratigraphic sequence as revealed in trench 1 was seen to be a combination of topsoil, demolition rubble and other modern ground raising material. This was seen throughout the entire trench at heights ranging between 99.56m OD and 99.62m OD



Section 1
Southeast Facing

0 1m
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Figure 3
Section 1
1:25 at A4

8 CONCLUSIONS

- 8.1 Natural stratigraphy was recorded as mottled blue-grey orange clay ranging in height from 98.43m OD to 98.61m OD. These results are similar to observations made during a geotechnical investigation previously conducted across the site (CJA Associates 2009).
- 8.2 The low archaeological potential of the site as suggested in the Desk Based Assessment (Gailey 2008) is reflected in the results obtained from the single evaluation trench. The linear gully that was recorded cutting natural clay is likely to be the product of small-scale agricultural or horticultural activity on the site in the post-medieval period. Truncation of earlier deposits may have occurred as a result of this activity although terracing on the hillside of the study area is likely to have had a destructive impact on the underlying archaeological resource as well.
- 8.3 The deposits that sealed natural stratigraphy as well as the linear feature represent a sequence of subsoils that have most likely accumulated as a result of terracing the site. Contained within these were fragments of post-medieval building materials. The top of the sequence was represented by a combination of demolition rubble and topsoil, once again suggestive of late post-medieval ground-raising across the area.
- 8.4 The paucity of archaeological finds, features and deposits in the evaluation trench is best explained by the sites distance from a natural water course, its location on the slope rather than the crest of a hill, its proximity to the wooded fringes of Hampstead Heath and its truncation as a result of terracing in the late post-medieval period.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Suzanne Gailey of CgMs Consulting for commissioning the project and Kim Stabler, GLAAS, for monitoring the work.
- 9.2 The author would like to thank Neil Hawkins for assistance on site and Jennifer Simmons for the illustrations. Chris Mayo managed and edited the project.

10 BIBLIOGRAPHY

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- English Heritage GLAAS, 1998 *Archaeological Guidance Papers: 1 Written Schemes of Investigation; 2 Desk-Based Assessments; 3 Standards and Practices in Archaeological Fieldwork in London; Archaeological Reports; 5 Evaluations*
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APPENDIX 1: CONTEXT DESCRIPTIONS

Number	Type	Trench	Comments
1	Layer	1	Silty made ground
2	Layer	1	Interface between natural and made ground
3	Layer	1	Natural blue-grey orange clay
4	Cut	1	NE to SW aligned narrow gulley
5	Fill	1	Fill of [3]

APPENDIX 2: TRENCH MATRIX

	(+)
	1
	2
	5
	4
	3
	(-)

APPENDIX 3: OASIS ARCHAEOLOGICAL REPORT FORM

OASIS ID: preconst1-59334

Project details

Project name	An Archaeological Evaluation of Land at Klippan House, Well Walk, Hampstead, London Borough of Camden, NW3
Short description of the project	This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Limited of land at Klippan House, Well Walk, Hampstead, London Borough of Camden, NW3. One evaluation trench was excavated across the site, in advance of redevelopment of the land to create a swimming pool. The single trench was excavated to naturally occurring deposits. This was identified as consisting of mottled blue and yellow-orange clay, the same as identified during previous geotechnical investigations across the site. The only anthropogenic feature observed in the trench was a shallow linear gully that extended on an approximate north to south alignment. This was seen cut into the natural clay and excavation of its fill uncovered a single shard of post-medieval glass. This feature and the clay were in turn sealed by a sequence of silty-clay deposits that contained fragments of charcoal, ceramic building material and mortar, which in turn were sealed by a combination of topsoil and demolition rubble. No other archaeological finds, features or deposits were observed.
Project dates	Start: 11-05-2009 End: 11-05-2009
Previous/future work	No / No
Any associated project reference codes	KLI09 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	GULLEY Post Medieval
Significant Finds	NONE Post Medieval
Methods & techniques	'Test Pits'
Development type	Small-scale extensions (e.g. garages, porches, etc.)
Development type	Swimming pool
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	GREATER LONDON CAMDEN HAMPSTEAD Klippan House
Postcode	NW3 1BT
Study area	1645.00 Square metres
Site coordinates	TQ 2679 8612 51.5592018670 -0.170772549717 51 33 33 N 000 10 14 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 98.43m Max: 98.61m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	CgMs Consulting
Project design originator	Suzanne Gailey
Project director/manager	Chris Mayo
Project supervisor	Richard Humphrey

Type of sponsor/funding body Private Developer

Project archives

Physical Archive recipient	LAARC
Physical Contents	'Glass'
Digital Archive recipient	LAARC
Digital Contents	'Stratigraphic'
Digital Media available	'Images raster / digital photography','Images vector','Text','Spreadsheets'
Paper Archive recipient	LAARC
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Matrices','Miscellaneous Material','Notebook - Excavation',' Research',' General Notes','Plan','Section'

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Site Investigation No. X0249 Factual and Interpretive Report Klippan House, London
Author(s)/Editor(s)	CJA Associates
Date	2009
Issuer or publisher	Unpublished
Place of issue or publication	Bristol
Description	A4 draft report

Project bibliography 2

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Desk Based Assessment of Land at Klippan House, Well Walk, Hampstead, London Borough of Camden
Author(s)/Editor(s)	Gailey, S. and Chadwick, P.
Date	2008
Issuer or publisher	Unpublished
Place of issue or publication	London
Description	A4 report

Project bibliography 3

Publication type	Grey literature (unpublished document/manuscript)
Title	Specification for an Archaeological Evaluation of Land at Klippan House, Well Walk, Hampstead, London Borough of Camden
Author(s)/Editor(s)	Gailey, S.
Date	2009
Issuer or publisher	Unpublished
Place of issue or publication	London
Description	A4 report

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