

An Archaeological Watching Brief at

**22 CHRISTCHURCH HILL, HAMPSTEAD
LONDON NW3 1LG**

National Grid Reference: **TQ 26661 86041**

Site code: **CTU07**

December 2008



An Archaeological Watching Brief at

**22 CHRISTCHURCH HILL, HAMPSTEAD
LONDON NW3 1LG**

London Borough of Camden

on behalf of Solutions in Building Limited

National Grid Reference
TQ 26661 86041

Author
Andrew Francis MA, PIFA



Isambard House 60 Weston Street LONDON SE1 3QJ
Tel: 020 7403 1726 Fax: 020 7403 6279
Email: andrew@isambardarchaeology.co.uk
www.isambardarchaeology.co.uk

Project number: 7

SUMMARY

A watching brief was commissioned by Solutions in Buildings Ltd as part of a condition for planning permission number 2006/2959/P for the excavation to create new front and rear basements at 22 Christchurch Hill, Hampstead, London, NW3 1LG. Due to unforeseen problems which were not picked up prior to the start of construction, relating to the geology and hydrology of the surrounding area, the site work was undertaken over an extended 12 month period between April 2007 and April 2008.

The site is located on the east side of Christchurch Hill, Hampstead to the south of the junction with Well Road. The site is rectangular with dimensions of 39.5m north east/south west by 9.0m north west/south east. It is c.200m to the south west of Hampstead Heath and c.100m AOD.

The work consisted of two foundation trenches of c.17 × 9m and c.10 × 9m which formed the rear and front basements respectively and the excavation under the house. The watching brief covered the digging phase of the construction works.

The excavated trenches showed a consistent sequence of natural deposits across the site which was overlain by a layer of topsoil. No finds were recovered and there were no discrete cut features thereby proving that there was no development on the site prior to the current building.

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1.0 INTRODUCTION

An archaeological watching brief during groundworks at 22 Christchurch Hill, London, NW3 was undertaken between April 2007 and April 2008 by Isambard Archaeology.

The work was commissioned by Richard Rushton of Solutions in Building Limited in respect of Condition 4 of planning permission 2006/2959/P issued by the London Borough of Camden for the excavation to create new basement, erection of rear single-storey glazed lower ground floor level extension, creation of balcony at rear ground floor level with glass balustrading, raising of eastern boundary wall and erection of part two, part three-storey side extension all in connection with existing dwelling house.

The fieldwork was conducted in accordance with a *Written Scheme of Investigation* prepared by Isambard Archaeology (Francis, 2006).

Diane Walls of English Heritage monitored the project on behalf of the London Borough of Camden.

A unique site code, CTU07, was assigned to the site by the Museum of London.

1.1 Acknowledgements

Grateful thanks are extended to the construction team particularly the site managers, John Downie and Brian Curtis, of Springdale Construction Limited.

2.0 PLANNING BACKGROUND

The London Borough of Camden granted planning permission on 25th August 2006.

The site lies within the Hampstead Archaeological Priority Area as defined in the London Borough of Camden's Replacement Unitary Development Plan, 2006 (LBC, 2006). Camden's policy towards the preservation and protection of archaeological sites and monuments are contained in the Replacement UDP and state:

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 have been carried out.

3.0 SITE LOCATION AND GEOLOGY

The site is located on the east side of Christchurch Hill, Hampstead to the south of the junction with Well Road. The site is rectangular with dimensions of c.39.5m north east/south west by c9.0m north west/south east (figure 1).

It is c.200m to the south west of Hampstead Heath and c.100m AOD.

The site lies on silt and fine grain sand (BGS, 2006).

To the north east, located in Well Walk, is a spring line which runs across the rear of the site and drains in a south easterly direction across the site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

A desk-based assessment has not been prepared for the site. The archaeological and historical background is therefore summarised below.

A search of the Greater London Sites and Monuments Records (GLSMR) shows that there are 32 archaeological sites and 285 listed buildings within a 500m radius of the site. The archaeological sites consist of three prehistoric records, six Roman, six Medieval, and 17 post-Medieval as detailed in table 1.

SMR no.	Address	OS Grid Ref	Period	Description
MLO17761	Hampstead	TQ 2630 8570	Palaeolithic	Pointed handaxe
MLO17766	Vale of Hampstead Heath	TQ 2650 8630	Prehistoric	Three possibly struck flints
MLO18039	Vale of Hampstead Heath	TQ 2650 8630	Prehistoric	Pot sherds and flints
MLO18044	Frognaal	TQ 2618 8592	Roman	Flanged rim in yellow-white fabric
MLO17786	Hampstead	TQ 2630 8570	Roman	Two blue glass beads
MLO66259	Frognaal Rise	TQ 2621 8590	Roman	Two pot sherds found in post Medieval fills
MLO17797	Vale of Health	TQ 2650 8630	Roman	Coin of Victorinus (AD 268-70)
MLO17798	Well Walk	TQ 2675 8610	Roman	Large urn with pitcher, burnt bones, four vessels and two lamps: cist burial
MLO18045	Well Walk	TQ 2675 8610	Roman	Coins of Marcus Aurelius (AD 161-80) and Victorinus (AD 268-70)
MLO16936	10 The Grove, Fenton House	TQ 2630 8590	Medieval	Patterned floor in 17 th C house
MLO26639	Rowhampstead Church, Hampstead High St	TQ 2630 8570	Medieval	13 th C papal bull of Pope Innocent IV
MLO17901	Hampstead	TQ 2635 8578	Medieval	Hampstead Village
MLO17824	Holly Hill	TQ 2632 8585	Medieval	Costrel
MLO66260	Mount Vernon	TQ 2621 8590	Medieval	Pot sherds
MLO17806	Perrins La/Fitzjohn's Ave	TQ 2640 8570	Medieval	Lead bulla seal
MLO25936	14 Flask Walk	TQ 2646 8575	Post-Medieval	18 th C walls belonging to pub
MLO59926	46 Hampstead High St	TQ 2640 8575	Post-Medieval	17 th /18 th C drain
MLO59928	46 Hampstead High St	TQ 2640 8575	Post-Medieval	17 th /18 th C cess pit
MLO59204	46 Hampstead High St	TQ 2640 8575	Post-Medieval	Drains and cess pit
MLO57615	Frognaal Rise	TQ 2617 8602	Post-Medieval	Conservatory
MLO50967	Heath St	TQ 2641 8596	Post-Medieval	Circular hospital wad plan
MLO11911	Mount Vernon	TQ 2623 8592	Post-Medieval	Medical college
MLO66261	Mount Vernon	TQ 2621 8590	Post-Medieval	17 th /18 th C vaulted brick drain
MLO66262	Mount Vernon	TQ 2621 8590	Post-Medieval	17 th /18 th C robbed out wall
MLO66263	Mount Vernon	TQ 2621 8590	Post-Medieval	17 th C pottery
MLO66264	Mount Vernon	TQ 2621 8590	Post-Medieval	18 th C possible ditch with pottery
MLO68005	Mount Vernon	TQ 2621 8590	Post-Medieval	Cess pit with 15 th /17 th C pot sherds

MLO68006	Mount Vernon	TQ 2621 8590	Post-Medieval	Three phases of building with cess pit and 15 th /17 th C pottery
MLO71894	Mount Vernon	TQ 2620 8590	Post-Medieval	Workhouse
MLO65884	New End St	TQ 2643 8595	Post-Medieval	17 th /19 th C dumped deposits
MLO65885	New End St	TQ 2643 8595	Post-Medieval	Red brick structure possibly outhouse
MLO68332	Parliament Hill	TQ 2710 8620	Post-Medieval	Anti aircraft battery

Table 1. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (TQ 26661 186041).

4.2 Prehistoric (450,000BC - AD43)

There has been little activity dating to the Prehistoric period within the study area (an area of 500m with the site at the centre). A potential handaxe (GLSMR MLO17761 at TQ 2630 8570); three, possibly struck flints (GLSMR MLO17766 at TQ 2690 8630); and pot sheds and flints (GLSMR MLO18039 at TQ 2650 8630) have been recorded to c. 300m to the north of the site in the vicinity of the Vale of Hampstead Heath.

4.3 Roman (AD43 - 410)

Findspots account for the archaeological record dating to the Roman period within the study area. A single cist burial (GLSMR MLO17798 at TQ 2675 8610) was discovered in Well Walk in 1774.

The other findspots are everyday objects easily lost or discarded accidentally and include a flanged rim in a yellow-white fabric (GLSMR MLO18044 at TQ 2618 8592); two blue glass beads (GLSMR MLO66259 at TQ 2621 8590); and a coin of Victorinus (GLSMR MLO17797 at TQ 2650 8630).

4.4 Medieval (410 - 1485)

The first mention of Hampstead village/manor (GLSMR MLO17901 at TQ 2635 8578) was in a charter of AD986 where King Ethelred gave it to the monastery of St Peter's at Westminster for farming purposes (www.gosomewhere.co.uk, first accessed 7 September 2008). At the time of Domesday in 1086 Hampstead was a small rural community with a dozen people, woodland for 100 pigs and valued at 50s (Williams and Martin, 2003, 361).

The archaeology of the study area reflects Hampstead's status as a small rural community situated some distance from London where Londoners could escape to in times of fire and disease. Excavations have produced, amongst other things, evidence of floor tiles (GLSMR MLO16936 at TQ 2630 8590); pot sherds (GLSMR MLO66260 at TQ 2621 8590); a costrel (GLSMR MLO 17824 at TQ 2632 8585); and a 13th Century papal bull of Pope Innocent IV (GLSMR MLO26639 at TQ 2630 8570).

4.5 Post-Medieval (1485 - Present)

For the next 500 years the manor passed through various owners. In 1540 when Westminster monastery had been dissolved by Henry VIII the manor was given to Bishop Thirlby of Westminster. Ten years later the manor was given to Sir Thomas Wroth after Bishop Thirlby was sent to Norwich in disgrace (Weinreb and Hibbert, 1987, 355).

For the next 160 years Hampstead remained a small rural community until 1698 when a chalybeate spring was discovered on the heath and the medicinal waters ‘of the same nature and equal in virtue with Tonbridge Wells’ began to be sold to London taverns. A long room in Well Walk was built by John Duffield in 1701 which comprised a pump room where chalybeate water could be drunk and an assembly room for dancing, concerts and other forms of entertainment (Weinreb and Hibbert, 1987, 355 and www.lagaffe.co.uk, first accessed 7 September, 2008).

Following its initial success the long room began to attract a lower class of clientele being used for gambling and other undesirable activities. It was closed shortly after, sold and turned into a chapel, before being demolished in 1882. In the 1730s a new long room and ballroom were built in Well Walk adjacent to Burgh House but despite charging higher prices to attract a better class of clientele, it suffered the same fate as its predecessor and was closed at the end of the 19th Century (Weinreb and Hibbert, 1987, 935 and www.lagaffe.co.uk, first accessed 7 September, 2008).

John Roque’s map of 1746 (figure 2) shows the study area to be open space possibly fields with little or no development.

The first edition Ordnance Survey map of 1868 (figure 3) shows the study area to have been developed with large detached villas sitting in landscape plots. The eastern side of Well Walk has been developed by this time whilst the western side remains largely open. The site lies within the formal landscaped grounds of a large detached villa (which is now occupied by 16 and 18 Christchurch Hill).

Improved transportation links with the arrival of the railways in the 1860s and new roads such as the Finchley New Road heralded a second boom for Hampstead following the decline of the spa. Population rapidly increased from 3,343 in 1801 to over 68,000, 90 years later. New estates in Gayton Road, Willoughby Road, Oakhill Park, Reddington Road and Fitzjohn’s Avenue were built to accommodate the increased numbers (www.lagaffe.co.uk, first accessed 7 September, 2008).

The OS map of 1894 (figure 4) shows the study area and the site to be developed with large semi-detached or detached villas sitting in large plots. This pattern of development has remained relatively unchanged until the present day with the occasional infilling of plots and the redevelopment of existing ones (figures 5 and 6).

The majority of records on the GLSMR for the post-Medieval period are structural and reflect the development of the study area during the 18th and 19th Centuries: excavations at Flask Walk have revealed foundation walls belonging to the 18th Century Flask Tavern (GLSMR MLO25936 at TQ 2646 8575); at Mount Vernon excavations have revealed evidence for buildings and associated development such as drains, cess pits and pottery (GLSMR MLO11911; MLO66261; MLO66262; MLO66263; MLO66264; MLO68005; and MLO68005 at TQ 2621 8590); and at 46 Hampstead High Street excavations have revealed 17th and 18th Century drains and cess pits (GLSMR MLO59926; MLO59928; and MLO59204 at TQ 2640 8575).

5.0 PROJECT AIMS AND METHODOLOGY

5.1 Aims

To identify if there was any evidence for prehistoric activity either *in situ* or residual finds and if there were any to see how they related to other prehistoric finds from the study area.

To identify if there was any evidence for Roman activity either *in situ* or residual finds and if there were any to see how they related to other Roman finds from the study area.

To identify the latest archaeological deposits and could they be related to the current building?

5.2 Methodology

The front and rear gardens and underneath the house were excavated by a 360° machine fitted with a 0.75m ditching bucket. Before the ground at the rear was excavated the side extension was demolished, cleared and the ground levelled facilitating access to the rear.

The full extent of the rear and front gardens measuring 17 x 10m and 10 x 9m respectively were excavated to a depth of c4.3m. Both areas were excavated with a 360° machine.

The rear garden was then cleared, levelled and reinforced with hardcore to a depth of 0.5m to enable the 360° machine a more secure footing.

The exposed deposits were examined for finds and/or buried features. Individual deposits were described on the drawings but did not produce any significant finds and were therefore not recorded separately by context.

A site plan (figure 7) was drawn by taped measurement at a scale of 1:175 showing the recorded trenches which has then been related as a 'best fit' to the current OS map.

A temporary benchmark (TBM) was established at the south west corner of the site. Depths of deposits from the ground surface and final reduced levels of the front and rear basements were measured off the section drawings prepared by Solutions in Building Ltd (figures 8 and 9) and then deducted from the TBM.

A general photographic record was made.

The front and rear excavations were drawn and photographed whilst the underpinning pits were photographed during their excavation but due to limited access were not drawn.

The site archive is currently held by Isambard Archaeology and includes site location and trench plans and photographs. No finds were retained. Following its preparation the site archive will be deposited with the Museum of London.

6.0 RESULTS AND FINDS

The method of construction required the extensive front and rear basements to be pre-piled around the perimeter of the site and as a consequence there was considerable

disturbance of the upper levels of the existing garden areas prior to the bulk excavations. This was further complicated by the exposure of the spring in the north east corner of the site which required significant de-watering measures (figure 10) all of which resulted in the preparation of detailed section drawings impractical.

The exposed stratigraphy showed a complete sequence, albeit a straightforward one, comprising subsoil and topsoil overlying natural deposits across the whole of the site. The lowest recorded deposit was sand and gravel (natural) which was observed to vary in height from c101.00m OD in the north east corner at the rear of the site to c98.00m OD in the south west corner at the front of the site.

Overlying natural was a c.2.0m thick homogenous layer of subsoil of a light greyish brown clay with sand/silt. This deposit was sterile and of a consistent depth across the site.

The topsoil was a mid greyish brown sandy clay with some humic material. There was evidence of rooting but otherwise it was sterile. The layer which covered the whole of the site was c.0.8m thick and of a consistent depth across the site.

No finds were recovered from the site.

7.0 ASSESSMENT OF THE METHODOLOGY AND CONCLUSIONS

The archaeological fieldwork provided an opportunity to test the methodology and research questions given in the *Specification*.

No archaeological features or finds were recorded during the main ground reduction phase. There is therefore no evidence for any prehistoric or Roman activity on the site.

The current house built in the 1860s is the first development phase which is supported by the cartographic evidence (figures 3 and 4).

8.0 REFERENCES

British Geological Survey (2006) Sheet 256: North London Bedrock and Superficial Deposits. *NERC, Nottingham*.

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www.gosomewhere.co.uk *Hampstead*. First accessed 7th September 2008.

www.lagaffe.co.uk *Hampstead info*. First accessed 7th September 2008.



Figure 1. Site location plan.



Figure 2. John Roque's map of 1746 showing the location of the site, circled red.

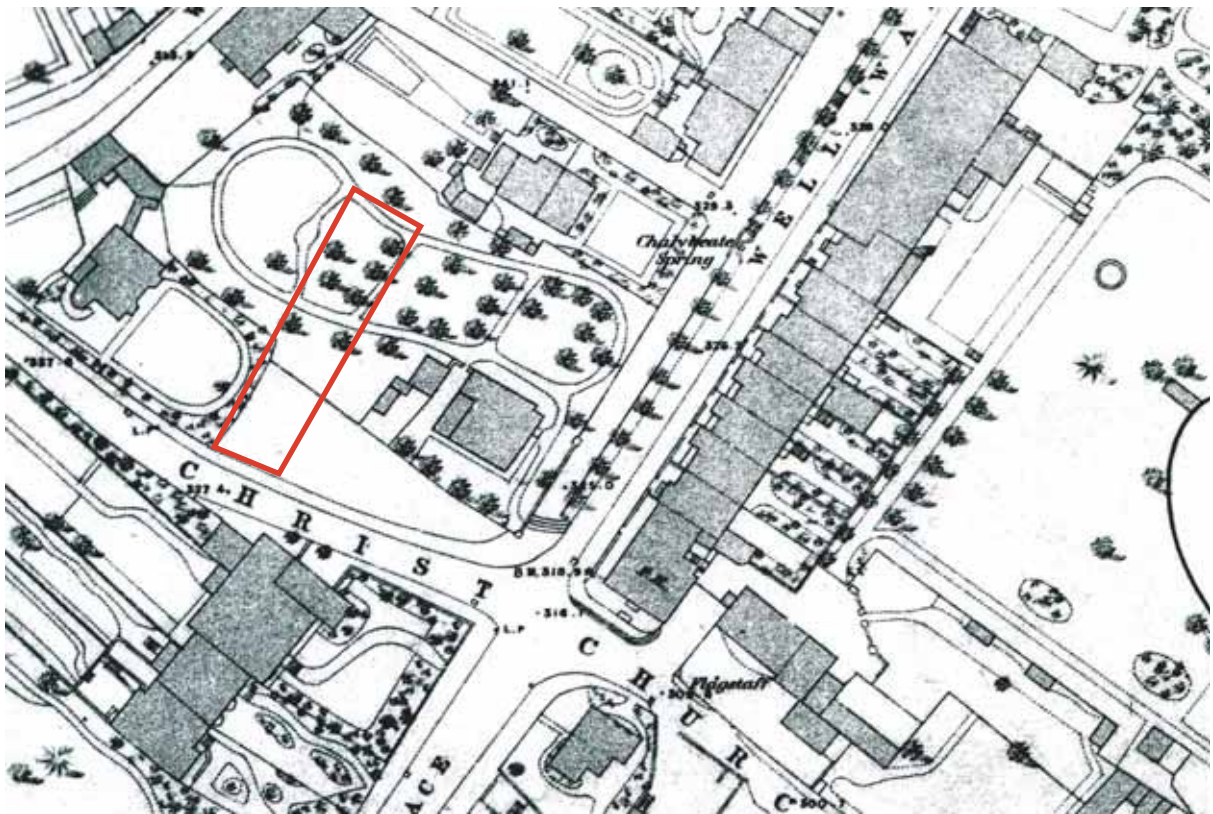


Figure 3. OS 60" to 1 mile map of 1868 showing the site outlined red.



Figure 4. OS 60" to 1 mile map of 1894 showing the site outlined red.



Figure 5. OS 60" to 1 mile map of 1935 showing the site outlined red.



Figure 6. OS 1:1250 map of 1953 showing the site outlined red.

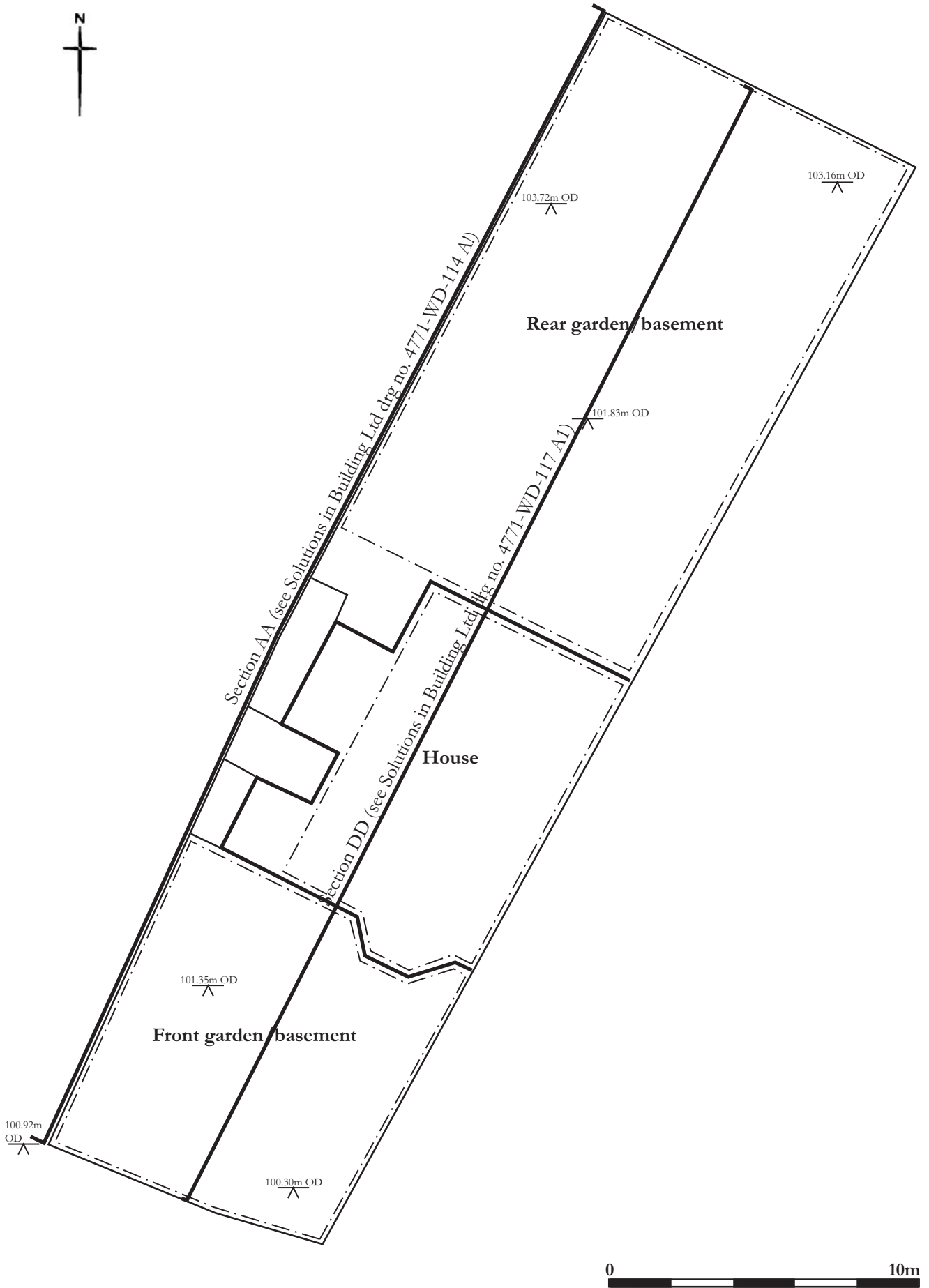


Figure 7. 1:175 plan of site.

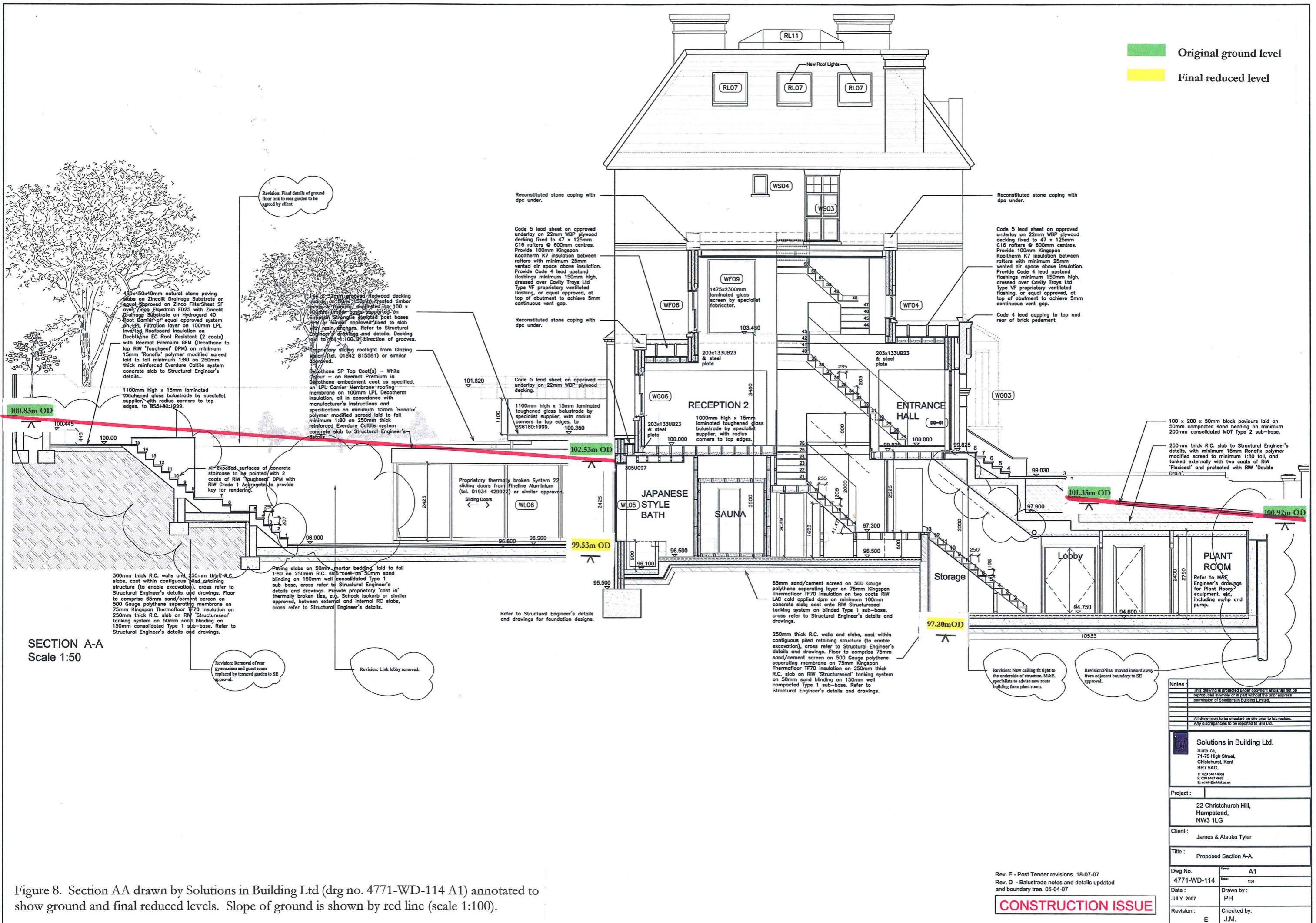


Figure 8. Section AA drawn by Solutions in Building Ltd (drg no. 4771-WD-114 A1) annotated to show ground and final reduced levels. Slope of ground is shown by red line (scale 1:100).

CONSTRUCTION ISSUE

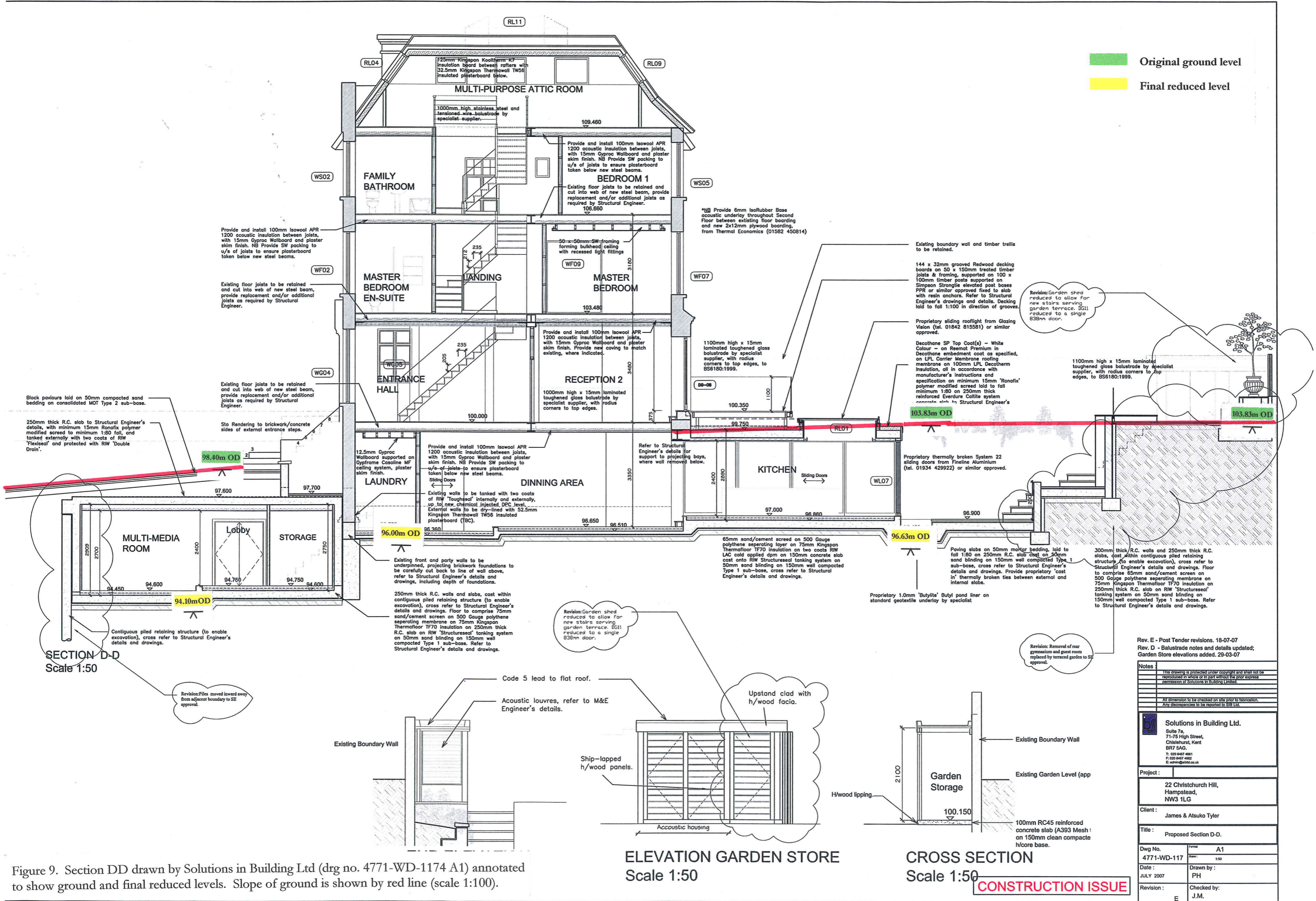


Figure 9. Section DD drawn by Solutions in Building Ltd (drg no. 4771-WD-1174 A1) annotated to show ground and final reduced levels. Slope of ground is shown by red line (scale 1:100).



Figure 10. Photograph of rear looking north east.

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Project details

Project name	Watching brief at 22 Christchurch Hill, Hammersmith, London, NW3 1LG between April 2007 and April 2008
Short description of the project	A watching brief was carried out at 22 Christchurch Hill, Hampstead, London, NW3 1LG as a condition of planning permission number 2006/2959/P for the excavation and construction of front and rear basements. The site work was carried out between April 2007 and April 2008 and consisted of two foundation trenches c.17 x 9m and c.10 x 9m which were to form the rear and front basements respectively and excavation and underpinning under the house to form a cellar. The watching brief observed the digging phase of the construction works. The excavated trenches showed a consistent and simple sequence of natural deposits being overlain by a layer of topsoil. Natural geology of sand and clay was recorded to vary in height from c101m OD at the rear to c.98m at the front. No finds were recovered and there were no discrete cut features thereby proving that there was no development on the site prior to the current building of the 1860s.
Project dates	Start: 01-04-2007 End: 01-04-2008
Previous/future work	No / No
Any associated project reference codes	CTU07 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Residential 1 - General Residential
Monument type	SN Post Medieval
Significant Finds	NONE None

Project location

Country	England
Site location	GREATER LONDON CAMDEN HAMPSTEAD 22 Christchurch Hill
Postcode	NW3 1LG
Study area	360.00 Square metres
Site coordinates	TQ 26661 86041 51.5585208710 -0.172661108356 51 33 30 N 000 10 21 W Point
Height OD / Depth	Min: 98.00m Max: 101.00m

Project creators

Name of Organisation	Isambard Archaeology
Project brief originator	English Heritage/Department of Environment
Project design originator	Isambard Archaeology
Project director/manager	Isambard Archaeology
Project supervisor	Isambard Archaeology
Type of sponsor/funding body	Architectural Consultants and Building Surveyors
Name of sponsor/funding body	Solutions in Building Ltd

Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	London Archaeological and Archive Centre
Paper Media available	'Context sheet','Photograph','Plan','Section'

Project bibliography 1

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