4 FROGNAL RISE Hampstead London NW3 6RD

London Borough of Camden

Archaeological evaluation report

September 2024



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4 Frognal Rise Hampstead London

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Report on an archaeological evaluation

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Summary

This report presents the results of an archaeological watching brief carried out by MOLA at 4 Frognal Rise, Hampstead, London, NW3 6RD. The report was commissioned from MOLA by David Mansoor on behalf of the client, Thomas Derbyshire.

In accordance with the Written Scheme of Investigation (MOLA 2024) a watching brief was carried out within two test pits on 11 September 2024.

The natural sand was uncovered in test pit 1, located at the upper terrace of the garden. A 19th-20th century deposit of sandy silt was recorded in test pit 2, outside of the garage door.

No archaeological features or finds were found during the evaluation.

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1 Introduction

1.1 Site background

- 1.1.1 An archaeological watching brief was carried out by MOLA at 4 Frognal Rise, Hampstead, London, NW3 6RD ('the site') on 11 September 2024 (Fig 1). This document is the Report on that work.
- 1.1.2 The site is currently occupied by a two-storey house, 4 Frognal Rise, converted from a former stable block in the 1930's.
- 1.1.3 The north-eastern area comprises a brick terraced patio area and garden laid with paving slabs. The garden is enclosed by a high standing wall on all sides which is in turn surrounded by trees and bushes. The centre of the site lies at National Grid reference NGR TQ2621 8599. Modern pavement level near to the site lies at 119m AOD.
- 1.1.4 The site is being developed to include the erection of "part two storey, part first floor side and rear extension, excavation of a new basement level and front lightwell, alterations to front boundary wall and front forecourt area, including new bicycle and bin store all in connect with the existing single family dwelling house (Class C3 use).
- 1.1.5 Further to the condition on Planning Consent a *Written Scheme of Investigation* was prepared by MOLA (MOLA 2024). All archaeological work has been carried out in accordance with that WSI.
- 1.1.6 In consultation with the Greater London Archaeological Advisory Service (GLAAS) on September 11th, 2024 (Greer Dewdney, email correspondence), it was agreed that the trial holes could be back-filled and no further evaluation was required.

1.2 Scope of the watching brief

- 1.2.1 An archaeological watching brief is normally a limited fieldwork exercise. It is not the same as full excavation, though individual features may be fully excavated.
- 1.2.2 The watching brief was carried out within the terms of the relevant Standard for watching brief specified by the Institute for Archaeologists (CIFA, 2014).
- 1.2.3 All work has been undertaken within the research priorities established in the Museum of London's A research framework for London Archaeology, 2002.
- 1.2.4 All work was undertaken within research aims and objectives established in the *Written Scheme of Investigation* for the watching brief (Section 2.2).

2 Topographical and historical background

2.1.1 A detailed description of the geology, archaeology and history of the site was provided in the previous Archaeological Desk-Based Assessment (Britannia Archaeology 2015), with a GLHER search returning 85 monument records, 39 event records and 8 listed building records. The search also returned three records relating to Archaeological Priority Areas. A summary extracted from the DBA is provided below:

2.2 Topography

2.2.1 The bedrock geology comprises Bagshot Formation Sand, a sedimentary shallow marine deposit laid down in the Palaeogene period. This deposit forms a 25m thick outcrop above the earlier Claygate Formation clay, silt, sand and London Clays and was instrumental in forming the localised high ground and Heath environment located to the north of Hampstead (British Geological Survey, BGS).

2.3 Archaeology

Prehistoric Period (800,000 BC – AD43)

- 2.3.1 The area known as the West Heath (DLO33082) is 'arguably London's most important Mesolithic site'. Over 100,000 struck flint tools and waste flakes have been discovered there. There is environmental evidence of continuous occupation through the Neolithic period due to tree clearance (evident due to lime decline) and the beginning of arable cultivation (evident by cereal use). There is however no later Bronze Age settlement activity noted.
- 2.3.2 Other evidence of prehistoric archaeology is relatively sparse, except for general descriptions of Mesolithic communities living on the Heath around 7000BC (Richardson, 1985). However, 11 separate records were returned by the GLHER search that include finds spots or archaeological sites within 1km of the proposed development, some of which are recorded as substantial areas of activity.
- 2.3.3 There were no GLHER records relating to prehistoric sites within 300m of the assessment area and nearly all the in-situ prehistoric remains were located on the Heath to the north, except for a Palaeolithic 'pointed hand axe' (MLO17761) recovered 370m to the south. Five records (MLO17762, MLO18039, MLO17763, MLO17769 and MLO17766) are assigned to a general 'prehistoric' phase and comprise finds scatters of struck flint debitage, flint tools and pottery. One record (MLO17853) describes prehistoric earthworks at the site of Jack Straw's Castle located approximately 520m north of the assessment area.
- 2.3.4 Further records identify three dated sites. These include a sample of Mesolithic sediment from the spring line on the Heath (MLO 78159) 750m northwest of the site, a Mesolithic axe head, a polished Neolithic axe/adze head and a substantial Mesolithic occupation site (MLO18038) located 1.2km north-west where 12500 items of struck flint and 10000 of burnt flint were recovered during an excavation by Hendon and District Archaeological Society (HADAS). This forms part of the Archaeological Priority Area already described.
- 2.3.5 No evidence for settlement from the Bronze Age or Iron Age activity has been recorded in the area. However, it is believed that finds are consistent enough elsewhere in Greater London to suggest a continuity of occupation through these periods in the area.

Roman (AD43-410)

2.3.6 Hampstead's proximity to London and the road to Verulamium (St. Albans) known

later as Watling Street (now Edgware Road A5), would suggest a reasonable potential for Romano-British settlement activity, however the evidence is generally sparse.

- 2.3.7 One record of Roman date is in close vicinity of the site only 10m to the southwest at Mount Vernon Hospital, Frognal Rise, where residual third century AD pottery was recovered from medieval pits during an evaluation and subsequent excavation (ELO9095-96) undertaken by MoLAS in 1995 and 1996 (MLO 66259, MLO18044).
- 2.3.8 A total of ten recorded sites and find spots are present within 1km, the most significant relates to a cist burial (MLO 17798) located approximately 730m east at Well Walk. Burnt human bones were found inside a large urn along with a smaller urn and pitcher. Four other vessels and two lamps were also recovered from this site.
- 2.3.9 The remaining records suggest a moderate indication of background activity in the area: three coins, one of Marcus Aurelius (161AD 180AD) (MLO 17797), two glass beads (MLO 17786) and a yellow and white flange rimmed pottery vessel (MLO 18044).

Early medieval/Anglo-Saxon (AD410-1066)

- 2.3.10 Hampstead can trace its origins back to the Anglo-Saxon period; the name is a corruption of the Old English (Anglo-Saxon) ham-stede, literally meaning 'home stead' (Mills, 2003).
- 2.3.11 Documentary evidence from the 10th century AD suggests that the boundaries of Hampstead were defined in the Charter of King Edgar (c.968AD) between Watling Street in the south-west, Cucking Pool in the west, Sandgate (now North End) in the north and Foxhanger (now Haverstock Hill) in the east (Elrington et al, 1989). A further amendment of this boundary was presented in the Charter of King Æthelred (986AD) which later sources interpret as: 'from Sandgate the boundary ran east to Bedegar's styvic leage, possibly a hog or cattle run, thence to Deormod's wic or farm, to Middle Hampstead, and along the hedge to the rush leage' (Elrington et al, 1989).
- 2.3.12 Hampstead has two entries in the Domesday Book showing that a small settlement was present at the end of the Anglo-Saxon period. The entries detail the population and wealth of the settlement as 7 households (1 villager, 5 smallholders and 1 serf) with 3.5 ploughlands (1.5 Lord's plough team and 1 man's team) and woodland for 100 pigs. St Peter's Abbey, Westminster is listed as the Lord in 1066, by 1086 it shared the Lordship with Ranulf Peveral (Randulf de Peverel) who had the minority share in what is now the Belsize area.
- 2.3.13 The GLHER Office returned only three monument entries for this period. Excavations by the Hendon and District Archaeology Society (HADAS) in 1976 (which also found the large quantities of Mesolithic flint) recovered abraded Anglo-Saxon pottery and excavated a hearth used for charcoal burning (MLO 17802) approximately 1.25km northwest of the assessment site. Approximately 300m south of the assessment site one of the records (MLO71172) refers to the churchyard of St John-at-Hampstead. The origins of the churchyard appear to be 10th century however the current church dates to the 18th century. In 2005 an archaeological watching brief carried out by MOLAs discovered soil containing disarticulated fragments of human bone during the preparations for piling and underpinning works. However no articulated remains were encountered.
- 2.3.14 The limited evidence for Anglo-Saxon occupation in the area can perhaps be attributed to the relatively limited number of investigations that have been undertaken in the area or the later medieval demesne which would have potentially been the centre of Anglo-Saxon activity. The Domesday survey of 1086 AD suggests at least some form of settlement activity in the area at this time.

Medieval (1066-1485)

- 2.3.15 The Domesday entries for Hampstead are technically medieval in date, however they give details of the state of the settlement at the end of the Anglo-Saxon period. What we can see from the entries is revealing and shows an established settlement of seven households in slight decline after the Norman invasion.
- 2.3.16 The settlement grew during the 12th and 13th centuries, but much of the land belonging to the demesne was lost to freehold estates including Kilburn Priory and the 'Hospital of St. James for Leprous Women' which became Eton College Estate in 1449 (Richardson, 1985). By 1312 the village had 40 dwellings, six freehold houses and the manorial demesne at the centre of the parish was located approximately 470m to the south of the assessment site and south-west of the modern core of Hampstead (Elrington et al, 1989).
- 2.3.17 The GLHER records show one medieval site in the immediate vicinity. A watching brief (ELO9153) at Fenton House Cottages and stable yard, 45m to the south-east, recorded a medieval patterned floor surface (MLO16936).
- 2.3.18 There are further medieval sites noted close to the proposed development, which lies to the north of the manorial area located in Frognal. Frognal Rise was probably on the edge of the settlement/manorial complex in part of the outlying field systems or the extensive woods for the demesne.
- 2.3.19 The 1km search contained 22 records that are associated with this period, six of which relate to the course of medieval roads (MLO23436, MLO17883, MLO17827, MLO17829, MLO17834 and MLO17828) which are also shown existing on post-medieval maps. The last two roads survive as Spaniard's Road which runs across the Heath to Highgate and as Hampstead High Street (becoming Charing Cross Road) which is still the main road to London.
- 2.3.20 The evaluation and subsequent excavation (ELO9095-96) at Mount Vernon Hospital, Frognal Rise (MLO66260) located 30m to the south-west, recorded a medieval colluvial layer which contained several sherds of pottery. The dates for the pottery date ranged between 1080 – 1500 and 1150 – 1500. This was the same evaluation and excavation conducted by MoLAS described earlier. A watching brief (ELO6993) at 59 Frognal Way, located 530m to the south-west of the assessment site.
- 2.3.21 The remaining records detail finds spots, the closest records to the assessment site being a possible medieval floor (MLO16936) at 10 The Grove 150m southeast of the site and a medieval costrel (MLO17824) found 200m to the south-east at Holly Hill. Two separate records relate to the discovery of a 13th century Papal Bull seal (MLO17806 and MLO26639) from a document issued by Pope Innocent IV.

Post-medieval & modern (1485-present)

- 2.3.22 Most historic maps show buildings present on the site from at least 1828. The Thomas Milne map of 1800 appears to show no buildings, but the map may be of insufficient detail to allow closer analysis. The cartographic sources clearly show a large building on the plot of land to the north of the assessment site. By 1862 the Edward Weller map clearly shows out buildings present in the vicinity of the site. It can be assumed that these structures are related to the large residence at Frognal Rise and may relate to the stable block that was later converted into the current buildings that occupy the land. From the 1937 plan of the buildings on the site we can see that the general layout of the structure has changed very little. The garage was added later.
- 2.3.23 A 100m search for listed buildings near the site detailed 8 results, most of which date to the 17th and 18th century suggesting that the area underwent significant development in this period.
- 2.3.24 One of the most notable results lies 60m to the northeast and describes the garden gates, railings and walls to Fenton House (DLO15809), dating from the 17th

century. Fenton House gardens contain four listed statues and a cistern from the 18th century (DLO15805). Fenton House Garage (DLO15806) is also listed as the old coach house and coachman's cottage and dates from 1673 and is located 43m to the north-east.

- 2.3.25 Archaeological investigations within the 1km search area also suggest substantial development in the 17th and 18th century. The nearest significant archaeological site (30m south-west) is the Mount Vernon Hospital evaluation (ELO4095) and excavation (ELO9096) at Frognal Rise (by MoLAS). A drain, wall, pit and ditch dating to the 17th and 18th centuries and a cess pit and associated timber structure with a date range of 1480 to 1600 were all recorded.
- 2.3.26 Further archaeological fieldwork records eight additional sites with 17th to 18th century dates (ELO3299, [MLO59926-28, MLO59204], ELO7732, ELO6994, ELO7993, ELO4127, ELO8837 and ELO3078). These archaeological investigations recorded similar features to those encountered at the Mount Vernon excavation consisting mainly of 17th to 18th century walls, brick drains and waste dumps. These sites mostly lie over 250m to the south-west, south and south-east of the site.
- 2.3.27 A large plot of land immediately southeast of the assessment site contains Volta House, Bolton House, Windmill Hill House and Enfield House (DLO16325) and the GLHER record describes it as an early 18th century terrace of three houses (with the later addition of Enfield House) built from multi-coloured stock bricks with red brick dressings, moulded brick bands and brick pilasters and angles between Bolton and Windmill Hill House. Bolton House is noted as being the one-time home of Joanna Baillie, a Scottish literary lioness and at one point where Byron, Wordsworth, Keats and Sir Walter Scott stayed.
- 2.3.28 Limited 19th century archaeology has been excavated, mainly because many of the 18th and 19th century buildings still exist. The number of parks and gardens recorded for this period is indicative of the established affluent Victorian town and culture. Four protected squares (DLO35371, DLO35373, MLO102510 and DLO35089) are noted in the search area, including one at Holly Bush Hill/Windmill Hill (DLO35089), located 100m to the south of the site. Two large 18th and 19th century Parks (MLO59270 and MLO102787) are also recorded to the north on the Heath at Kenwood House and Golders Hill, both lying on the periphery of the search area to the northeast and northwest.
- 2.3.29 Possibly the most significant listed building related to the site dates to the early 19th century. A detached villa (DLO15610) at Frognal Rise is first recorded on the 1862 Edward Weller map. The building, which is Grade II listed, underwent alterations and extension on 1884 by a Marshall N Inman who added a new wing and "modernised" the structure with Art Nouveau style features and Tudor stone features on the lower terrace front. The former central doorway was replaced with a French window and a new entrance added in the northwest wall. Numerous additions were added through the 20th century. One of the most significant features associated with the villa was its former stable block which was converted into cottages in 1937. A plan shows the planned conversion. The stable block is clearly visible on the old maps as far back as 1828.
- 2.3.30 The GLHER records show one potential post-medieval archaeological site in proximity to the site, detailed as a conservatory attached to a two-storey building over a coach house (MLO57615), and listed only for buildings at risk purposes. This coach house would have formed part of the outbuildings associated with the villa building described above.
- 2.3.31 A single modern entry is recorded for a World War II Anti-Aircraft Battery (MLO68332) located 1.2km to the north-east. The Bomb Maps dating to 1945 show that the area was not bombed during the War and no bombs fell within 350m.

3 The watching brief

3.1 Field methodology

- 3.1.1 The evaluation involved the hand-excavation of two evaluation test pits (1m by 1m); one located at the rear upper garden terrace of the property (test pit 1), off Windmill Hill, and one located outside of the garage accessed via Frognal Rise (test pit 2).
- 3.1.2 The evaluation test pits were excavated by the contractors and monitored by a member of staff from MOLA.
- 3.1.3 Archaeological recording of the evaluation test pits was carried out in accordance with the *Written Scheme of Investigation (MOLA 2024)*.
- 3.1.4 The test pits were located by measuring from the adjacent buildings and subsequently tied to the OS grid.
- 3.1.5 Where referenced in this report (eg '13.45m OD'), levels relate to OS Ordnance Datum and were estimated from the Ordnance Datum height from road level at 119.3m OD and calculated from the section plans supplied by the client.

3.2 Recording methodology

3.2.1 A written and drawn record of all archaeological deposits encountered was carried out in accordance with the *Written Scheme of Investigation (MOLA 2024).*

3.3 Site archive

Number of overall location plans	1
Number of Context (SU) sheets	0
Number of photographs	56
Number of Plan sheets	2
Number of Sections	2

4 Results of the watching brief

4.1 Test Pit 1

Location	Upper garden terrace
Dimensions	1m by 1m by 0.75m deep
Modern ground level	124.20m OD
Base of modern paving/tarmac	124.10m OD
Depth of archaeological stratigraphy	None
above natural (if any)	
Level of base of lowest features or	N/A
deposits observed	
Top of surviving natural observed at	123.70m OD
Level of base of trench	123.45mOD

- 4.1.1 Test Pit 1 was excavated to the rear of the house, within the garden terrace. The test pit measured 1m by 1m by 0.75m deep (Fig 3).
- 4.1.2 The natural sand was reached at 0.50m below slab level at 123.70m OD. The natural was excavated by a further 0.25m to search for any prehistoric flints or pottery that may have been present.
- 4.1.3 Immediately above the natural was a thin layer of concrete blinding. Above was a black garden soil containing brick fragments and above this was concrete and gravel for the present paving slabs. The top of the trench was recorded at 124.20m OD.
- 4.1.4 No archaeological features or finds were uncovered within the test pit.

4.2 Test Pit 2

Location	Outside garage
Dimensions	1m by 1m by 1.30m deep
Modern ground level	121.20m OD
Base of modern paving/road surface	121.10m OD
Depth of archaeological stratigraphy	None
above natural (if any)	
Level of base of lowest features or	119.70m OD
deposits observed	
Top of surviving natural observed at	Not seen
Level of base of trench	119.70m OD

- 4.2.1 Test pit 2 was excavated outside of the garage door and it measured 1m by 1m by 1.30m deep (Fig 3).
- 4.2.2 The earliest deposit encountered was a 0.90m thick deposit of mid grey sandy silt containing brick and roof tile fragments, oyster shell and small to medium size stones. A sherd of 19th-20th century porcelain pottery and flowerpot was recovered from this deposit. Above was a lead water pipe leading to the garage and above this was a 0.30m thick deposit of black clay silt with brick fragments. The top of the test pit comprised brick hardcore bedding for the present paving slabs. The top of the slabs are at 121.20m OD.

4.3 The finds

4.3.1 No significant finds were recovered from the evaluation.

Archaeological potential 5

Answering original research aims 5.1

5.1.1 The limited nature of the works and the watching brief upon them makes it unreasonable to establish many specific archaeological research objectives. Nevertheless a few research questions were outlined in the WSI:

What is the nature and level of natural topography?

The natural topography was only reached within test pit 1 which was recorded at 123.70m OD.

What are the earliest deposits identified?

The earliest deposits identified was the 19th-20th century sandy silt layer in test pit 2.

 Is there any evidence of prehistoric activity? There is no evidence of prehistoric activity on the site.

• The area known as the West Heath is 'arguably London's most important Mesolithic site', with over 100,000 struck flint tools and flakes having been discovered there. Does the site include flint tools/flakes from this period, and do these represent in-situ or residual find? No Mesolithic struck flint tools and flakes were found.

 Given Hampstead's proximity to London and the Roman road (Watling Street) to Verulamium (St. Albans) is there any evidence of Romano-British settlement activity at the site? There is no evidence of Romano-British settlement on the site.

• Is there any evidence of Roman occupation at the site, perhaps associated with the residual third century AD pottery that was discovered only 10m to the southwest at Mount Vernon Hospital?

There is no evidence of Roman occupation on the site.

· Can any Anglo-Saxon/early medieval occupation presence be identified at the site, associated or peripheral to the settlement identified in the Domesday survey of 1086 AD?

There is no evidence for Anglo-Saxon/early medieval occupation on the site.

 Is there any dating evidence that places activities at the site to the medieval manorial area/demesne located in Frognal? There is no dating evidence of medieval date.

 Is there any evidence associated with the known development of the area in the 17th and 18th century, as indicated by the nearby Fenton House and Mount Vernon Hospital?

There is no evidence for the development of the area in the 17th and 18th century.

• Is there any structural evidence for earlier buildings on the site, as indicated on historic maps from at least 1828, and including a stable block that was later converted into the current buildings?

There is no structural evidence for earlier buildings on the site.

• What are the latest deposits identified?

The latest deposit identified is the sandy silt deposit in test pit 2 which contained 19th-20th century porcelain pottery and flowerpot.

• What is the extent of modern disturbance?

The natural sand within test pit 2 was truncated by modern concrete blinding and a 19th-20th century deposit within test pit 2 continued beyond 1.50m below ground level.

6 Archaeological significance and potential

- 6.1.1 The natural sand was reached at 0.50m below slab level within test pit 1. The top of the natural appears to have been truncated and a thin concrete blinding layer placed immediately upon the natural. The natural within test pit 2 was not reached.
- 6.1.2 The 19th-20th century deposit within test pit 2 continued beyond 1.50m below slab level. This deposit contained fragments of brick and roof tile and may be a terracing deposit for the present house.
- 6.1.3 There is little potential for archaeological remains on the site.
- 6.1.4 The archaeological remains are of local significance.

7 Publication and archiving

- 7.1.1 A short summary of the results of the evaluation will be submitted to the Greater London HER and NAR [using the appropriate archaeological report forms] and for publication in the appropriate academic journals.
- 7.1.2 The site archive containing original records will be stored in accordance with the terms of the *Written Scheme of Investigation* (MOLA 2024) with the Museum of London Archaeological Archive within 12 months of the end of the watching brief.
- 7.1.3 A short note of the results of the watching brief should appear in the annual roundup of London Archaeologist.

8 Acknowledgements

The author would like to thank David Mansoor for commissioning the evaluation and to Eddie Dujon and his team for excavating the test pits, and Greater London Archaeological Advisory Service (GLAAS) Archaeologist, Greer Dewdney, for her advice and recommendations.

The MOLA Project Manager for the site was Jim McKeon. The MOLA Senior Archaeologist monitoring the works was Dave Saxby.

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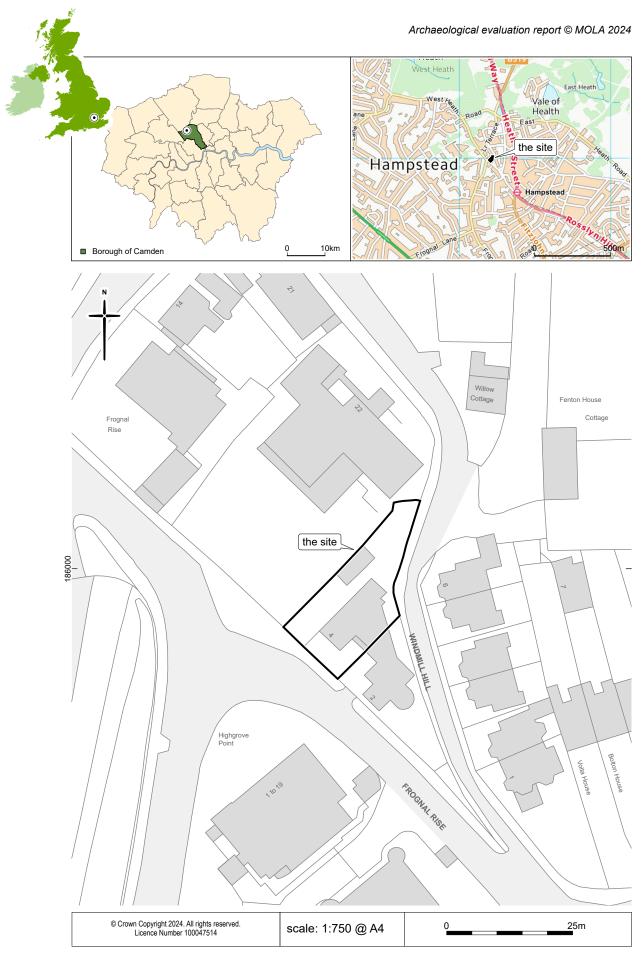






Fig 2 Test pit location

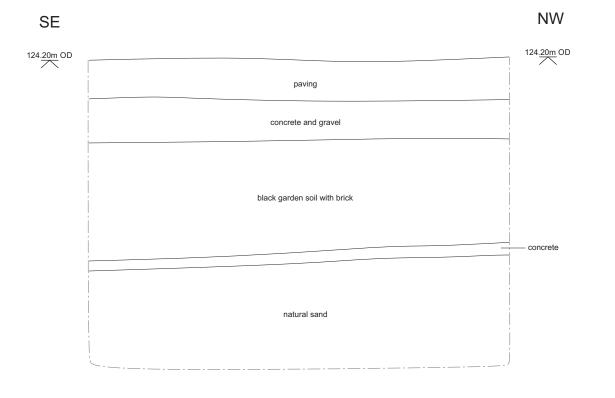


Fig 3 North-east facing section of test pit 1

0.5m

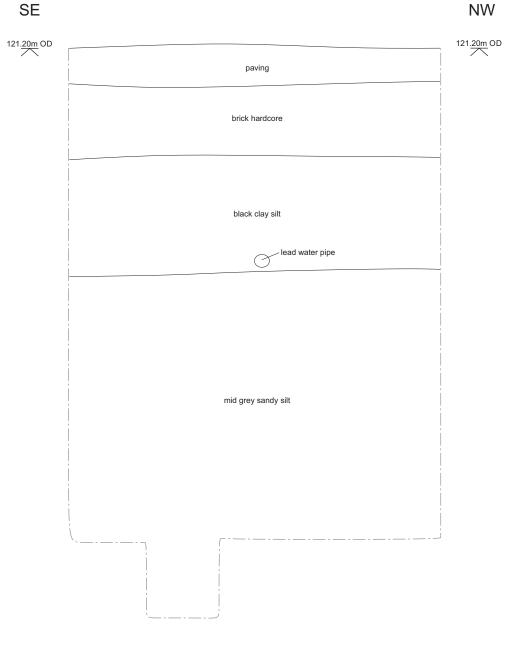
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Fig 4 Photograph of test pit 1, looking south-west



Fig 5 Photograph of the section of test pit 1, looking south-west



NW

0.5m 0

Fig 6 North-east facing section of test pit 2



Fig 7 Photograph of test pit 2, looking south-west

10 OASIS archaeological report form

OASIS Summary for molas1-527959

OASIS ID (UID)	molas1-527959
Project Name	Evaluation at 4 Frognal Rise, London NW3 6RD, United Kingdom
Sitename	4 Frognal Rise, London NW3 6RD, United Kingdom
Sitecode	FGN24
Project Identifier(s)	FGN24
Activity type	Evaluation
Planning Id	2022/3963/P
Reason For Investigation	Planning requirement
Organisation Responsible for work	MOLA
Project Dates	11-Sep-2024 - 11-Sep-2024
Location	4 Frognal Rise, London NW3 6RD, United Kingdom NGR : TQ 26213 85990
	LL : 51.558683, -0.180735
	12 Fig : 526213,185990
Administrative Areas	Country : England
	County/Local Authority : Camden
	Local Authority District : Camden
	Parish : Camden, unparished area
Project Methodology	The natural sand was uncovered in test pit at the top terrace of the garden. A 19th-20th century deposit of sandy silt was recorded in test pit 2, outside of the garage door.
Project Results	
Keywords	
Funder	Private individual
HER	Greater London HER - unRev - STANDARD
Person Responsible for work	Jim McKeon
HER Identifiers	
Archives	Physical Archive - to be deposited with Museum of London;

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