

**4 Frogna1 Rise
Hampstead
London
NW3 6RD**

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION

Date 30/07/2024

Project Manager: Jim McKeon



**4 Frognal Rise
Hampstead
London
NW3 6RD**

Written scheme of investigation for an archaeological evaluation

Planning reference: 2022/3963/P
Condition number: 5
Site code – TBC

Sign-off history:

Issue No.	Date:	Prepared by:	Checked/ Approved by:	Reason for Issue:
1	19/07/2024	Jim McKeon	Jim McKeon	First Issue
2	30/07/2024	Jim McKeon	Jim McKeon	Addresses GLAAS comments

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 5509999 email: business@mola.org.uk

MOLA (Museum of London Archaeology) is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574.
Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

Contents

Contents	1
1 Introduction	2
2 Objectives of the evaluation	10
3 Evaluation methodology	12
4 Programme, staffing and attendances	16
5 Funding	17
6 Bibliography	18
7 Appendix 1: Data Management Plan	19
8 Appendix 2: Draft Transfer of finds ownership form	24
9 Health and Safety Risk Assessment and Method Statement (RAMS) note	27

Figures

Figure 1 Site Location	28
Figure 2 Historic England/GLAAS suggested test pit locations overlaid onto proposed development	29
Figure 3 Existing site plan showing proposed test pit locations	30
Figure 4 Existing site plan (Stephen Brandes Architects)	31
Figure 5 Proposed site plan (Stephen Brandes Architects)	32
Figure 6 Existing elevations (Stephen Brandes Architects)	33
Figure 7 Proposed elevations (Stephen Brandes Architects)	34
Figure 8 Proposed street elevations (Stephen Brandes Architects)	35

1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological evaluation at 4 Frogнал Rise has been commissioned from MOLA by David Mansoor on behalf of the client, Thomas Derbyshire.
- 1.1.2 The site is located in the ‘village’ of Hampstead in the London Borough of Camden and lies 160m west of the High Street, close to the historic core of the settlement.
- 1.1.3 The site forms a roughly rectangular parcel of land, aligned northeast to southwest measuring 399m² (Fig 1). The centre of the site lies at National Grid reference NGR TQ2621 8599 . The site is currently occupied by a two-storey house, 4 Frogнал Rise, converted from a former stable block in the 1930’s. 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.
- 1.1.4 The site is bounded by Frogнал Rise to the west, Windmill Hill to the east/ northeast, and gardens to the northwest. It lies on a southwest-sloping hill approximately 760m west of Hampstead Heath at approximately 120m AOD.
- 1.1.5 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 dwellinghouse (Class C3 use). The development has been granted planning permission by Camden Council Ref: 2022/3963/P with an archaeological Condition attached - Condition No 5. The condition requires:

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which has archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. *The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- B. *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.*

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Details of the Planning Application are available at:

<https://planningrecords.camden.gov.uk/NECSWS/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=604781&XSLT=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING>

- 1.1.6 The client was advised by Historic England/GLAAS during a telephone conversation with Ms Greer Dewdney (13th March 2024) that “due to the relatively small size of the site, trial pits would be an appropriate method to address the first stage WSI and that 2No. trial pits would be requested in this instance”. Ms Dewdney went on to define the preferred location of the two trial pits, advising on these, based upon her copy of the Proposed Site Plan (see Fig 2).
- 1.1.7 In compliance with Condition 5, Application ref: 2022/3963/P, and following the advice from Historic England/GLAAS, MOLA proposes two archaeological evaluation test pits, measuring 1m x 1m - one at the rear (NE) of the property, off Windmill Hill, and one accessed via double-gates off Frognaal Rise (Fig 3). MOLA will be working with an Attendance Contractor, who will undertake the hand-excavation of the trenches under the supervision of a Senior Archaeologist.
- 1.1.8 The purpose of archaeological evaluation as defined by the Chartered Institute for Archaeologists is ‘*Archaeological field evaluation is a programme of non-intrusive and/or intrusive fieldwork which seeks to determine the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts. It may form a single or final phase of work within a defined area or site on land, in an inter-tidal zone or under water*’ (CIfA 2023a).
- 1.1.9 The results of the evaluation will inform the construction design and allow the Project Team and Local Planning Authority to identify an appropriate mitigation strategy for any archaeological remains that would be affected by the development. Should any archaeological mitigation be necessary an additional written scheme of investigation (Stage 2) will be prepared and submitted for approval, specifying the archaeological works and covering fieldwork, post-excavation analysis, publication and archiving.
- 1.1.10 The results of the evaluation will be set out in a report to be issued within six weeks of completing the fieldwork. The site archive will be deposited with the Museum of London Archaeological Archive (LAA) within 12 months of issuing the report.
- 1.1.11 This document sets out the methodologies which will be followed during the excavation of the evaluation trenches and during the post-excavation analysis and reporting stages. These will follow the Standards and Code of Practice and universal guidance laid down by the Chartered Institute for Archaeologists for evaluation (CIfA 2023b), and Historic England guidelines (Historic England 2008) where appropriate. A Health and Safety Risk Assessment and Method Statement (RAMs) for the site will be prepared by MOLA to accompany this WSI but will be submitted separately.
- 1.1.12 Other relevant documents include:
- the Archaeological desk-based assessment (Britannia Archaeology 2015). This presented the initial assessment of archaeological potential on the site.

1.2 Planning and legislative framework

- 1.2.1 The planning and legislative background for the site has been adequately summarised in the previous Archaeological Desk-Based Assessment (Britannia Archaeology 2015, Section 3) however the National Planning Policy Framework has

been updated since this. The wording has changed slightly but the previous principles still apply.

1.3 Archaeological and historical background

1.3.1 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. Ultimately, the DBA concluded that there is a **low** potential for the presence of prehistoric, Roman, early medieval/Anglo-Saxon or medieval features or finds at the site, while there is a **moderate to high** potential for post-medieval/modern features or finds, with emphasis on late 19th and early 20th century remains due to the presence of Frogna Rise Villa and its associated outbuildings

1.3.2 **Prehistoric Period (800,000 BC – AD43)**

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.

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.

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.

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.

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.

1.3.3 **Roman (AD43-410)**

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.

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).

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.

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).

1.3.4 **Early medieval/Anglo-Saxon (AD410-1066)**

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).

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).

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 Peverel (Randulf de Peverel) who had the minority share in what is now the Belsize area.

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.

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.

1.3.5 **Medieval (1066-1485)**

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.

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).

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).

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.

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.

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.

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.

1.3.6 **Post-medieval & modern (1485-present)**

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 Frognaal 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.

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.

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.

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 Frognaal 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.

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.

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.

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.

Possibly the most significant listed building related to the site dates to the early 19th century. A detached villa (DLO15610) at Froggnal 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.

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.

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.

1.4 MOLA team and other responsibilities

- 1.4.1 In the document below the following terms should be understood:
- 1.4.2 *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- 1.4.3 *Project Manager* - MOLA office based manager who is the client’s principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.4.4 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.4.5 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.4.6 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.7 *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO.
- 1.4.8 *Finds and Environmental specialists* – MOLA (or external) specialists appropriately qualified to record, analyse and report upon artefacts and environmental remains from archaeological sites.
- 1.4.9 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.

- 1.4.10 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work (see section 4.2). These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor.

2 Objectives of the evaluation

2.1 General considerations

- 2.1.1 The purpose of an archaeological field evaluation as defined by the Chartered Institute for Archaeologists (CIfA 2023a) is ‘a programme of non-intrusive and/or intrusive fieldwork which seeks to determine the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts. It may form a single or final phase of work within a defined area or site on land, in an inter-tidal zone or under water.’
- 2.1.2 This is further explained as ‘An archaeological field evaluation will seek to determine, record and report on the nature, extent, preservation and significance of archaeological remains within a defined area. The scope of the work will be described in a project design that is fit for purpose and will be carried out by suitably competent persons in accordance with that design and the CIfA Code of conduct and give due regard to the guidance for archaeological field evaluation. All archaeological field evaluations will result in a report, published accounts where appropriate, and a stable, ordered, accessible archive’ (CIfA 2023a)’
- 2.1.3 An evaluation should thus augment any previous desk-based assessment, and provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions regarding mitigation. An evaluation may therefore result in the need for further archaeological action and a further written scheme of investigation may be required in order to comply with planning conditions.
- 2.1.4 MOLA’s archaeological evaluation methodology will conform to best professional practice as summarised in the appropriate Chartered Institute for Archaeologists universal guidelines for evaluation (CIfA 2023b) and the CIfA code of conduct 2022.

2.2 Site specific objectives

- 2.2.1 The redevelopment of the Frognaal Rise site may have an impact on any surviving archaeological deposits. The primary objective of the evaluation is to confirm the extent, nature and significance of any surviving archaeological deposits or structures. Where excavation takes place, it will also determine the potential for the survival and condition of finds and environmental evidence and may allow for estimates of their quantity and capacity to characterise the site. These results should also inform sampling and collection strategies designed for any future mitigation work.
- 2.2.2 The assessment of significance of any surviving remains is undertaken in the context of the wider archaeological research priorities for London. These are set out in the Museum of London’s ‘*A research framework for Greater London*’ (MOL 2002).
- 2.2.3 A number of broad objectives and research questions have been identified for this evaluation:
- What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - Is there any evidence of prehistoric activity?
 - 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 finds?

- 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?
- 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?
- 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?
- Is there any dating evidence that places activities at the site to the medieval manorial area/demesne located in Froggnal?
- 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?
- 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?
- What are the latest deposits identified?
- What is the extent of modern disturbance?

3 Evaluation methodology

3.1 Archaeological considerations

- 3.1.1 The evaluation involves the hand-excavation of two evaluation test pits (1m x 1m); one located at the rear (northeast) of the property, off Windmill Hill, and one towards the mid-point of the northern site boundary, accessed via Froggnal Rise.
- 3.1.2 Due to the vehicular inaccessibility of the test pit locations, particularly TP 1, both test pits will be excavated by hand.
- 3.1.3 The archaeological investigations are detailed in Table 1. The provisional locations of the proposed test pits, as recommended by GLAAS, are shown on Fig 2 & Fig 3, however these may need to be moved slightly to take into account any services and potential environmental constraints such as tree roots.

Investigation Type	Location	Dimensions	Approx. depth
Test pit 1	NE Corner	1m x 1m	c. 1.2m (max)
Test pit 2	North/Central	1m x 1m	c. 1.2m (max)

Table 1 Archaeological investigations

- 3.1.4 Initial location of the test pits will be undertaken by a MOLA Surveyor.
- 3.1.5 Patio slabs and/or any hardstanding will then be removed by Attendance labourers, under supervision of MOLA staff.
- 3.1.6 A MOLA Supervisor will then supervise the hand-excavation of the test pits by Attendant labourers, to a maximum depth of 1.2m, or to the top of any archaeological features or deposits.
- 3.1.7 All undifferentiated material of recent origin (normally defined as twentieth century and later) within the test pits will be removed down to the first significant archaeological horizon. This will be done by the Attendance labourers under archaeological supervision by MOLA. The MOLA Site Supervisor will decide when remains of archaeological significance requiring recording are revealed.
- 3.1.8 Following the exposure of archaeological horizons, investigation will be undertaken by MOLA staff, by hand, with cleaning, examination and recording both in plan and section. Any archaeological remains revealed will be recorded in the appropriate manner (see 3.2).
- 3.1.9 Archaeological excavation will proceed only until significant archaeological levels have been reached and will be sufficient to allow the nature and extent of these to be identified. While it is anticipated that the test pits will not exceed 1.2m in depth, the levels at which all excavations will cease will be determined by on-site consultations between the Archaeology & Planning Officer of the local Authority (or their agent), the MOLA Project Manager and a representative of the client or his agent.
- 3.1.10 Investigation will not be at the expense of any structures, features or finds which might reasonably be considered to merit preservation in-situ. Where archaeological remains are to be preserved in-situ they will be adequately protected from deterioration. This might involve for instance protective boxing; or wrapping deposits or features in a geo-textile such as Terram; or sealing with sand or other suitable soft materials; or other means as deemed suitable/appropriate at the time by the local authority.

- 3.1.11 Some features, such as pits and wells, may merit excavation to a greater depth, and modern cut features will be used to provide a ‘window’ onto earlier levels.
- 3.1.12 In addition to the excavation of man-made deposits some assessment of ‘naturally deposited’ levels may be necessary, especially when these are organically preserved and laid down within archaeological timescales; for example alluvial or peat deposits.
- 3.1.13 Any finds of human remains will be left in situ, covered and protected. If removal is essential it can only take place under appropriate Faculty jurisdiction, Ministry of Justice (Coroner’s Division) licence, environmental health regulations, coroner’s permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act. It will be necessary to ensure that adequate security is provided.
- 3.1.14 Because the timing of the evaluation is dependent on the client it remains the client’s responsibility to give adequate notice to MOLA of when access is possible.

3.2 Recording systems

- 3.2.1 A unique-number site code will be agreed with the LAA.
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

3.3 Treatment of finds and samples

- 3.3.1 All recovery, retention and treatment of finds and samples will be carried out mindful of the overall purpose of the exercise, ie to evaluate for further decision making, as expressed in ClfA (2023b, 2014a) guidelines. Where excavation of deposits is undertaken they should be recovered as per the standard procedures of an archaeological excavation, as defined by Historic England (2011).
- 3.3.2 Where necessary, a supplementary strategy for sampling archaeological and environmental deposits, structures and finds may be developed by MOLA in accordance with GLAAS and ClfA guidelines. Advice will be sought from appropriate Finds and Environmental Specialists, the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate.
- 3.3.3 Subsequent off-site work and analysis of the processed samples and remains will be undertaken by appropriately qualified and experienced Finds and Environmental Specialists. Reporting will meet ClfA Type 2 Report (Appraisal) standards as defined in the *ClfA Toolkit for Specialist Reporting*.
- 3.3.4 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards required by the Museum of London (Museum of London 2009).
- 3.3.5 All finds of gold and silver, or other objects definable as ‘treasure’, will be removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.4 Ownership of finds

- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate any finds recovered from the site to the Museum of London, to enable that

body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.

- 3.4.2 These approvals, licences and permissions shall be either confirmed in the Agreement and Contract regulating the archaeological works and/or confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 3.4.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 3.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

3.5 Reports and archives

- 3.5.1 On completion of the fieldwork an *Evaluation report* will be made available to the client and the Local Planning Authority within six weeks of the completion of fieldwork.
- 3.5.2 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.
- 3.5.3 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project.
- 3.5.4 GIS data will also be made available to the GLHER.
- 3.5.5 Finds and records will be curated by a single organisation, and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
 - Archaeological Archive Forum, *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation* (2011),
 - Museum of London, *General Standards for the preparation of archaeological archives deposited with the Museum of London*, (2009),
 - Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
 - Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992),
 - Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*,
 - United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990),
 - Chartered Institute for Archaeologists, *By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standard and guidance: the creation, compilation deposition and transfer of archaeological archives* (CIfA 2014b).
- 3.5.6 Copyright of the written archive will be vested in the Museum.
- 3.5.7 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority). If there is further field work the archive for the evaluation will be presented with the archive for that field work.

- 3.5.8 A Digital Management Plan (DMP) which outlines the types of data created during the archaeological works and how they will be managed at this stage, stored, accessed and archived is included in Appendix 1. The DMP can be updated to reflect any changes which may occur during the project delivery stage.

3.6 Evaluation method agreement

- 3.6.1 An adequate archaeological methodology and test pit layout for the evaluation must be approved by the Local Planning Authority prior to the start of work on site.
- 3.6.2 This recommended format attempts to define best practice but cannot fully anticipate conditions encountered as the evaluation progresses. Material changes to the approved evaluation format are however only to be made with the prior written approval of the Local Planning Authority.

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 The timing and duration of the programme of archaeological evaluation will be determined by the contractor's overall programme and the nature and extent of any surviving remains, however, it is anticipated that the fieldwork will be no longer than three days duration.
- 4.1.2 A Senior Archaeologist will direct the archaeological works, with one Archaeologist to assist in recording any archaeology found on site. Other specialists may be called in if necessary.

4.2 Attendances

- 4.2.1 For evaluations the attendances required by MOLA tend to be minimal. However, some provision for welfare and working conditions will need to be anticipated. Some or all of the following attendances may be required and supplied by the client or the client's agent.
- 4.2.2 If groundwater is encountered in the trenches, adequate pumps will be required to remove it to complete the excavations.
- 4.2.3 Labourers to remove patio slabs/hardstanding and hand dig overburden down to archaeological levels, remove spoil from areas of excavation and to backfill test pits.

5 Funding

- 5.1.1 Funding for the archaeological field evaluation has been agreed with the client in a separate document.

6 Bibliography

- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
- Britannia Archaeology, 2015 4 *Frognaal Rise, Hampstead, London: Desk Based Assessment*. Report no. 1082. Unpub. Doc.
- Chartered Institute for Archaeologists, (CIfA), 2014a *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*, (updated 1st October 2020)
- Chartered Institute for Archaeologists (CIfA), 2014b *Standard and guidance for the creation, compilation, deposition and transfer of archaeological archives* (updated 1st October 2020)
- Chartered Institute for Archaeologists (CIfA) 2014c *Code of conduct professional ethics in archaeology* (updated October 2022)
- Chartered Institute for Archaeologists (CIfA), 2023a *Standard for archaeological field evaluation* (published December 2023)
- Chartered Institute for Archaeologists (CIfA), 2023b *Universal guidance for archaeological field evaluation* (published December 2023)
- Chartered Institute for Archaeologists, (CIfA), no date, *Toolkit for Specialist Reporting*, (last accessed June 1st 2023; <https://www.archaeologists.net/reporting-toolkit>)
- DLUHC (Department of Levelling Up, Housing & Communities), 2023 *National Planning Policy Framework*
- Elrington, C. R (Ed). Baker, T. Bolton, D. Croot, P. 1989. *A History of the County of Middlesex: Volume 9, Victoria County History*
- Historic England, 2008 'Management of Research Projects in the Historic Environment, PPN 3: Archaeological Excavation' (MoRPHE Project Planning Note 3)
- Historic England, 2011 '*Environmental Archaeology. A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation* (second edition)' Portsmouth: English Heritage
- Historic England, Greater London Archaeology Advisory Service (GLAAS), 2015 *Guidelines for Archaeological Projects in Greater London*
- Museum of London, 2002 *A research framework for London archaeology 2002*
- Museum of London, 2009 *General Standards for the preparation of archaeological archives deposited with the Museum of London*
- Museums and Galleries Commission, 1992 *Standards in the Museum Care of Archaeological Collections*
- Richardson, J. 1986, *Hampstead One Thousand AD986-1986*, Historical Publication Ltd
- Society of Museum Archaeologists, 1993 *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists, 1995 *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*
- Treasure Act 1996 *Code of Practice* (2nd Revision) 1996, DCMS
- United Kingdom Institute for Conservation, 1990 *Guidelines for the preparation of excavation archives for long term storage*

7 Appendix 1: Data Management Plan

Project details				
Project Name	4 Frogna Rise			
Project Manager	Jim McKeon			
Project Site code	TBC	ADS Ref	TBC	
Accession Code	N/A	Oasis ID	TBC	
Project covered stages	Evaluation (hand-dug test pits)			
Related Policies	CIFA DigDigital guidance, MOLA Forthcoming Digital Preservation Policy, DM01; MOLA Forthcoming Digital Data Selection, Appraisal and Discard Policy, DM08,			
Version control				
Version	Author(s)	Date:	Status	Summary of Changes
1	Jim McKeon	18/07/2024	Draft	
Data Collection/Creation				
Data to be Collected/Created	<p>All file formats created will meet the standards set out in MOLA's Data Management Procedure and Fieldwork Manual.</p> <ul style="list-style-type: none"> The digital documentary archive for this phase of works will consist of: <ul style="list-style-type: none"> - Text: PDF/A documents comprising completed site report, WSI, Brief - Spreadsheets: extracted ORACLE data, including site records and registers - Survey data: GIS shp files - Illustration files: AutoCAD DWG, PDF/A, MapInfo files - Image files: JPEG and high quality non-proprietary raw files (DNG) /TIFF and - Metadata files for the above On site recording of trenches, horizons, and archaeological contexts will be undertaken using a combined method of digital/paper records (amend to what will happen on site). The recording of all archaeological contexts encountered will be made as paper/digital records on site. Digital registers will be made to record contexts, digital photos, samples, levels, burials, small finds, as appropriate. The data will be entered into the site's ORACLE CDE database during reporting stage 			

	<ul style="list-style-type: none"> Plans and sections will be hand drawn and created digitally during post excavation. All planning will be recorded digitally, and data will be stored as .shp or similar file types. <p>Overall photographic shots of the site and each excavation area will be taken prior to excavation and after completion, with detailed shots being made of individual features and groups as appropriate. The photographic record will consist of high-quality digital uninterpolated images. Digital photographs intended for archive purposes will comply with best practice i.e. high quality non-proprietary raw files (DNG) or TIFF images.</p>
How Data will be Collected/ Created	<p>The data will be created according to MOLA's Fieldwork Manual, MOLA'S Data Management Procedure, and in accordance with project specific agreements within the Written Scheme of Investigation (WSI) and best practice guidance.</p> <p>Drawings, plans and sections will be drawn on 5m grid permatrace and then captured digitally during post excavation and added to the digital archive. The grid will be set up by MOLA Geomatics team using a Total Station.</p> <p>Images will be taken using a combination of a 10-megapixel DLSR camera.</p> <p>Total Station survey data and on-site drawings will be used to create digital illustrations using AutoCAD, ArcGIS, CorelDraw X7 and/or MapInfo software.</p> <p>File structure will be created automatically by Union Square Knowledge Management System and ORACLE CDE databasing. Version control will be managed by a strict file-naming structure and by Union Square Knowledge Management System's inbuilt version control manager.</p>
Documentation and Metadata	
Metadata	Metadata will be created to the standard set out in MOLA's Data Management Procedure. Metadata tables will be updated throughout the course of the project and will be archived along with the digital data at the end of the project.
Documentation	The data will be accompanied by the site report, polyester film sheets, databases, survey data and processed illustrations as PDFs.
Ethical and Legal Compliance	
Data Security Issues	The dataset may contain commercially sensitive data. MOLA will not make data available to any persons outside of the approved MOLA project team without discussion and approval with the client. MOLA will communicate data and updates to the client who will be responsible for distributing any relevant data to any other third parties.
Intellectual Property Rights	The copyright of any written, graphic or photographic records and reports will be transferred to the Museum of London. The data and reports created by any external specialists will be MOLA Copyright; this will be managed through their contracts. Other data not owned by MOLA, such as OS data, HER datasets or historic maps, will be used under license.
Data Storage	
Storage and Backup	<ul style="list-style-type: none"> All digital data collected on site will be backed up to the cloud every 15 minutes in the presence of a signal or cached and backed up as and when a signal is present.

	<ul style="list-style-type: none"> • Quality assurance processes will include regular review of the collected data on site. • Records will be checked in the office during post-excavation procedures. • MOLA will retain a back-up of the digital data of the project for a minimum of five years following the deposition of the site archive, in accordance with MOLA’s Digital Management Procedure. • Paper archives and documentation will be deposited with the relevant Museum Archive • All data collected digitally will be backed up at the end of each day on the MOLA server.
<p>Access and Security</p>	<ul style="list-style-type: none"> • Data recording platforms used (including iPad Pro tablets, tabletop computers and laptops) will be password protected to prevent unauthorised access. • Data will be made available to the project team through the Union Square knowledge management system and controlled via password access, maintained and managed by MOLA IT support.
<p>Selection and Preservation</p>	
<p>Selection</p>	<p>It is understood that not all data accumulated needs to be retained and deposited with the Archaeological Archives.</p> <p>The physical and digital archives will be constructed in accordance with local and national guidelines, and specifically with reference to MOLA’s Physical and Digital Data Retention/Discard policies. Discarded data that has been identified for deletion will be recorded as such within the metadata and site records, as appropriate.</p> <p>A minimum this will include is:</p> <ul style="list-style-type: none"> – All relevant on site and Post-excavation images – All relevant copies of on-site recording sheets (including any relevant sketches or explanatory notes) – All relevant survey data – All relevant copies of reports associated with the life of the project
<p>Preservation Plan</p>	<p>The physical and digital archives will be constructed in accordance with local and national guidelines, and specifically with reference to MOLA’s Physical and Digital Data Retention/Discard policies. Discarded data that has been identified for deletion will be recorded as such within the metadata and site records, as appropriate.</p> <p>The physical site archive for this phase of works will be temporarily stored at MOLA offices. Upon completion of full analysis, the physical project archive, and hard copies, will be deposited with the relevant Museum.</p> <p>The archive site code (TBC) is and upon completion of full analysis, the physical archive, hard copy of the reports and paper records will be deposited with the Museum of London Archaeological Archive. The digital</p>

	<p>project archive, ORACLE database, digital photographs, survey data and metadata tables will be deposited with the appropriate repository in line with the MOL guidelines.</p> <p>Further archiving decisions will be made in discussion with the client, the Museum and GLAAS at the project completion stage.</p>
Data Sharing	
Data Sharing Plan	<p>Information regarding current excavation data and site progress will be provided on a weekly basis to the client's agent Gardiner and Theobald in a suitable digital format.</p> <p>During the project, site data is likely to be shared with the GLAAS and possibly the landowner or their representative. Photographs may also be shared. Site data may also need to be shared with external persons who will be given access to copies of data and not original documentation.</p> <p>The data generated from this project will be made publicly available through submission to the Museum of London Archaeological Archive. A digital report will be uploaded to ADS and an OASIS form will be submitted to the Online Access to the Index of archaeological investigations (OASIS).</p> <p>The file types submitted will comply with the designated digital repository guidelines in-line with the FAIR principles.</p> <p>Proposals for publication and dissemination of the archaeological remains are at this stage restricted to Grey Literature style report.</p>
Data Sharing Restrictions	There are no known restrictions on the use of this data after project completion although data will be kept confidential during the project.
Responsibilities and Resources	
Responsibilities	A dedicated Digital Data Officer, the Project Manager and the Senior Archaeological Archivist are responsible for ensuring the data management plan is followed.
Resources	<p>Guidance on digital data will be given throughout the project by the Chief Digital Officer, supported by MOLA IT and Geomatics staff.</p> <p>Requirements for training in digital data collection techniques will be managed by MOLA.</p> <p>The costs of deposition of the digital archive will be covered within the project budget.</p>
References	<p>ClfA, 2014 Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives, Chartered Institute for Archaeologists</p> <p>Archaeological Archives Forum, 2011 Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation, Second edition</p> <p>Museums and Galleries Commission, 1992 Standards in the museum care of archaeological collections</p> <p>Museum of London, 2009 General Standards for the preparation of archaeological archives deposited with the Museum of London</p>

	<p>Society of Museum Archaeologists, 1993 Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland</p> <p>United Kingdom Chartered Institute for Conservation, 1990 Guidelines for the preparation of excavation archives for long term storage</p>
--	--

8 Appendix 2: Draft Transfer of finds ownership form

DATED

[]

-AND-

**THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON**

TRANSFER AGREEMENT
of Finds excavated at

Site Code

THIS TRANSFER AGREEMENT is made on the day of 20

BETWEEN: -

[], whose registered office is situated at [] (“the Site Owner”);

AND

THE BOARD OF GOVERNORS OF THE MUSEUM OF LONDON an exempt charity established under the Museum of London Acts 1965-1986, whose principal place of business is located at 150 London Wall, London EC2Y 5HN, (“the Museum”) which expression shall include any Governors appointed from time to time acting in accordance with the powers vested in them under the Museum of London Acts 1965-1986.

WHEREAS

- A.** The Site Owner is the owner of a property at [] known by its site code [] whereupon an archaeological intervention has been carried out (“Excavation”) and the Site Owner has granted a developer permission to undertake works on the site (“the Developer”).
 - B.** The Site Owner is the owner of any items of archaeological interest found during the Excavation.
 - ~~**C.**~~ The Site Owner wishes to transfer to the Museum title to the items referred to in Recital B.
 - D.** The Museum has agreed to provide facilities for the accommodation and, at its discretion, the display of the items referred to in Recital B on condition that the same are assembled as an archive in accordance with the provisions of this Agreement
- each a “Party” and together the “Parties”.

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

- 1.1 The Parties acknowledge and agree that the Developer shall:
 - 1.1.1 procure the preparation of the items of archaeological interest found during the Excavation in accordance with the requirements of the Museum’s *General Standards for the Preparation of Archaeological Archives deposited with the Museum of London*, a copy of which is available to the Site Owner for inspection, and generally in accordance with best archaeological practice; and
 - 1.1.2 prepare a full inventory of the items of archaeological interest discovered during the Excavation (“the Finds Inventory”) and a list of the boxes and other containers in which those items will be transported to the Museum (“the Final Transfer Summary”). The items of archaeological interest listed in the Finds Inventory are hereinafter referred to as “the Finds”.

- 1.2 The Site Owner is content for the Museum in coordination with the Developer to arrange for delivery of the Finds, Finds Inventory and the Final Transfer Summary to the Museum without cost to the Site Owner, in accordance with the Museum’s preferences as to the method and time of delivery.
- 1.3 In consideration of £1 (whether demanded or not) title to the Finds will, with full title guarantee, pass to the Museum on delivery of the Finds to the Museum in accordance with clause 1.2. Risk in the Finds will also pass to the Museum on completion of delivery of the Finds to the Museum in accordance with clause 1.2.

2. GENERAL

- 2.1 **Governing law and jurisdiction.** This Agreement will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Agreement unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal.
- 2.2 **Further assurance.** The Site Owner at its own expense shall, and shall use all reasonable endeavours to procure that any necessary third party shall, promptly execute and deliver such documents and perform such acts as may reasonably be required for the purpose of giving full effect to this Agreement and to cure any defects in the title to the Finds.
- 2.3 **Applicable laws.** The Parties agree to comply with all applicable laws. The Site Owner acknowledges that the Museum as a leading museum of the United Kingdom and centre of archaeological research encourages reporting of all archaeological material and compliance with the Treasure Act 1996 and Treasure Act Code of Practice both as amended from time to time, and where reasonably applicable agrees to facilitate the Museum in the aforementioned.

IN WITNESS of which the Parties hereto have signed this agreement on the date first written above:

Signed by Name.....

Job Title..... Date

for and on behalf of the **Board of Governors of the Museum of London**

Signed by Name.....

Job Title..... Date

for and on behalf of the **Site Owner**

9 Health and Safety Risk Assessment and Method Statement (RAMS) note

- 9.1.1 A *Health & Safety Risk Assessment and Method Statement* (RAMS) has been prepared by MOLA to accompany this WSI but will be printed out and submitted separately as appropriate.

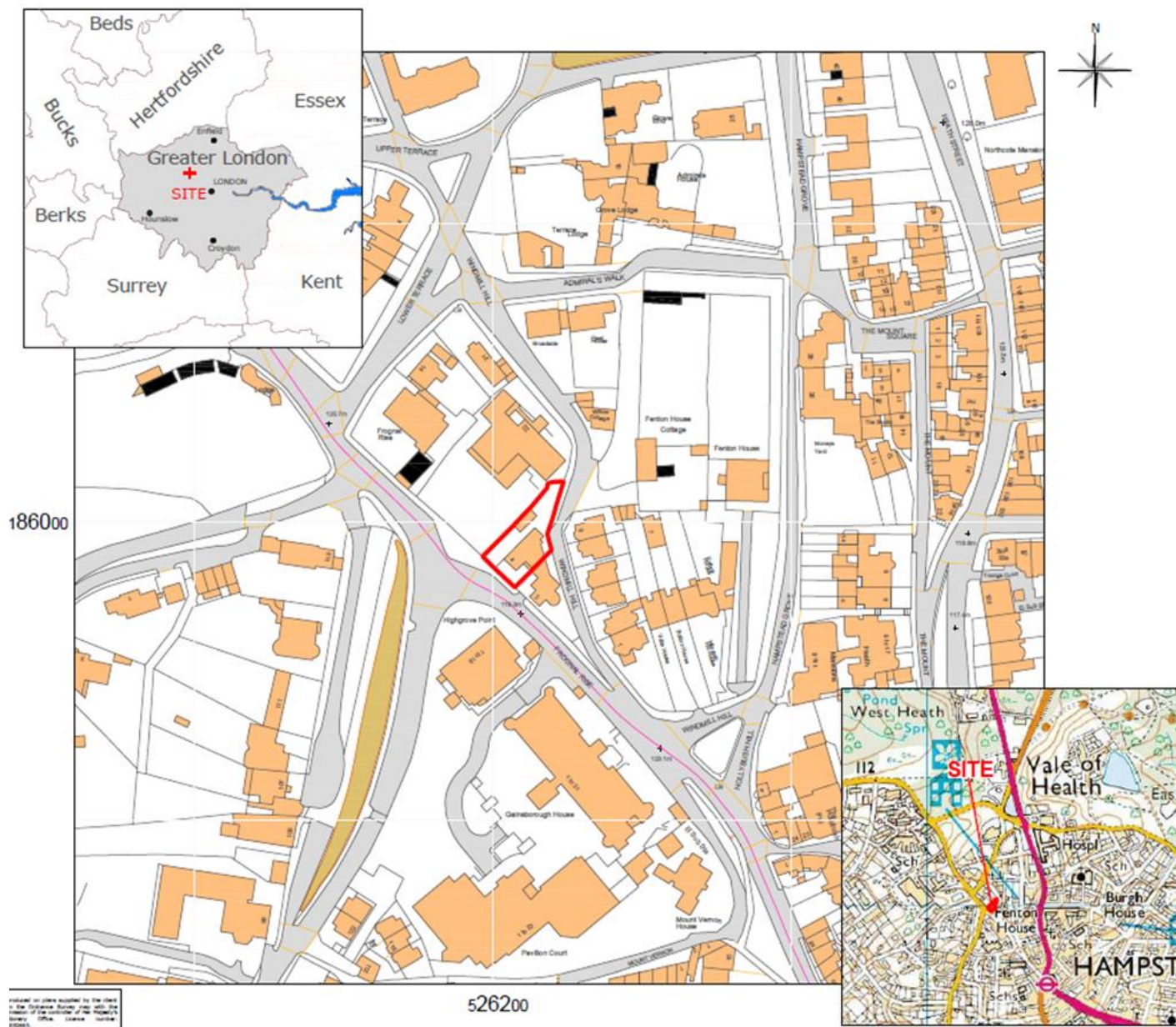
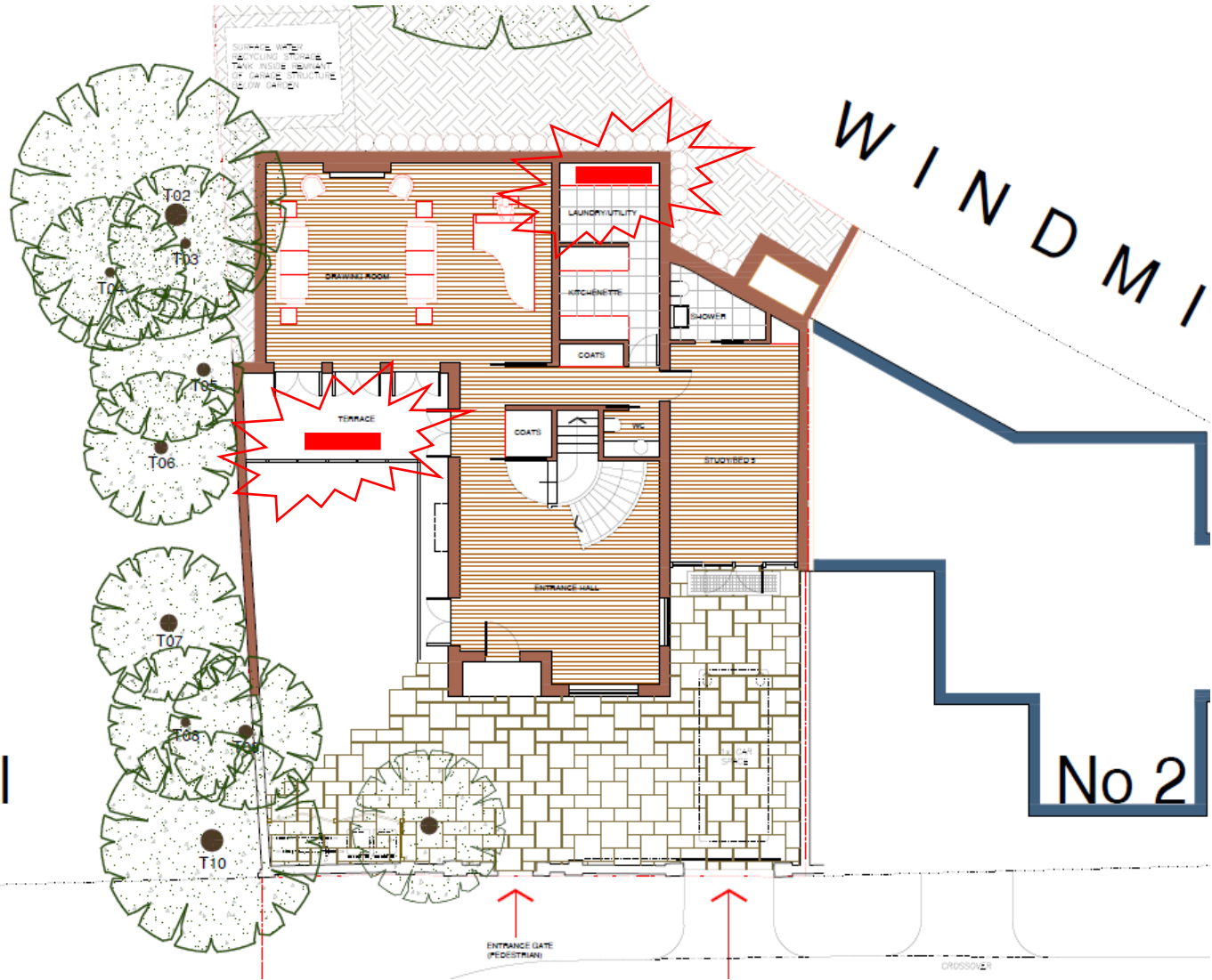


Figure 1 Site Location

NW

Windmill Hill



WINDMILL

No 2

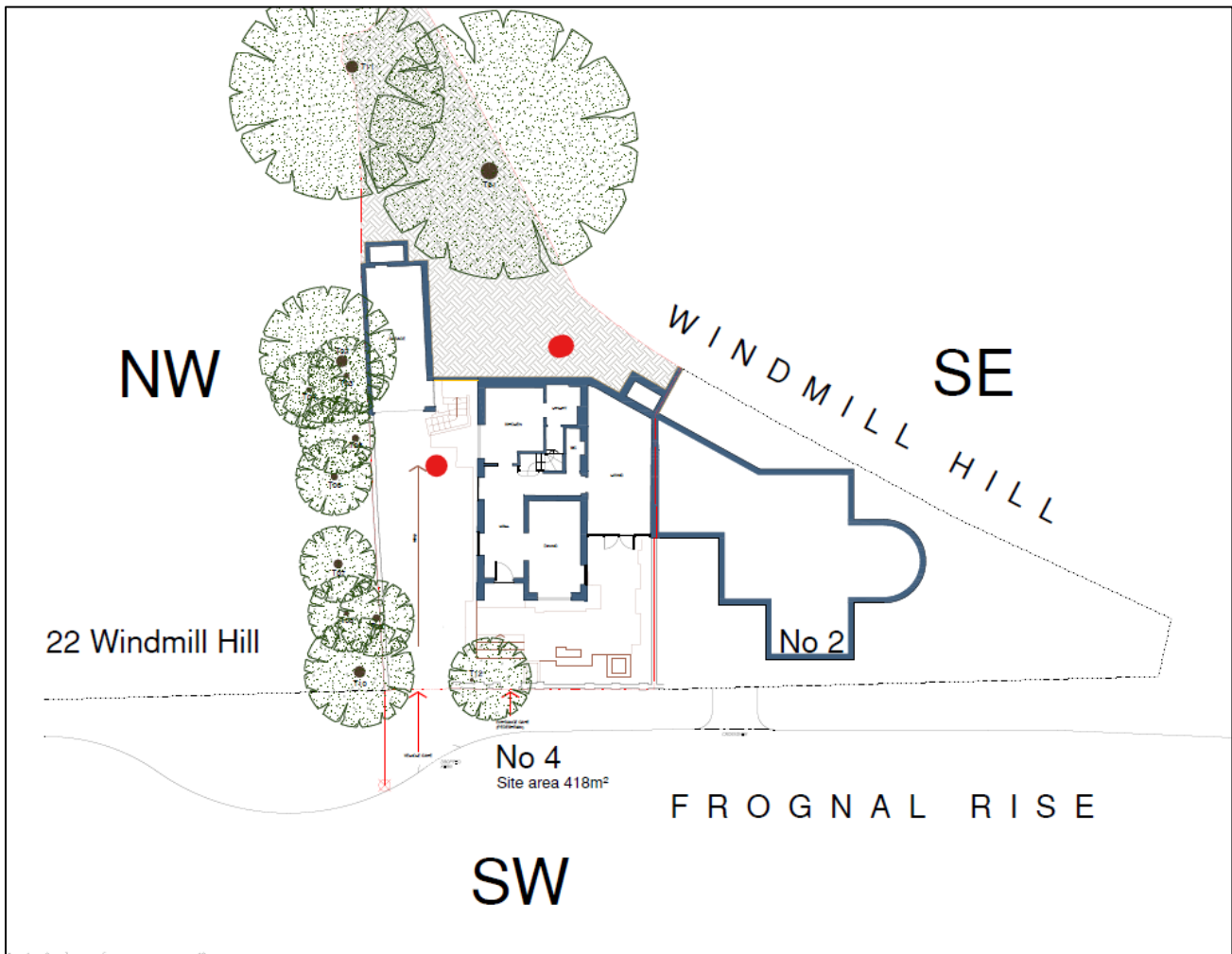


Figure 3 Existing site plan showing proposed test pit locations

NE

NW

SE

22 Windmill Hill

WINDMILL HILL

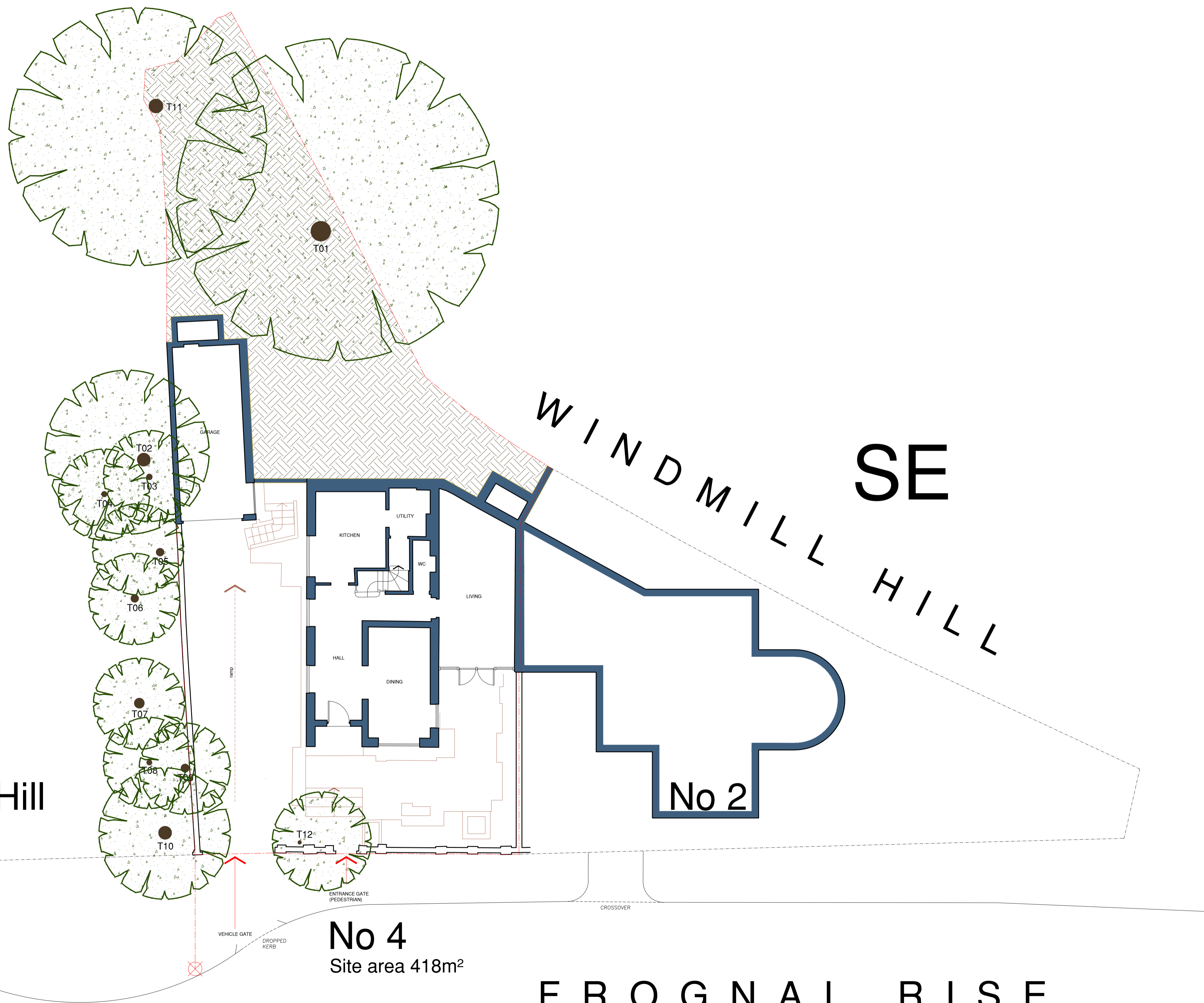
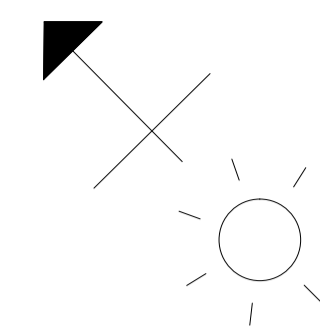
No 2

No 4
Site area 418m²

FROGNAL RISE

SW

Revisions



Architecture and Design © Copyright

STEPHEN BRANDES ARCHITECTS
5 Spedan Close Hampstead London NW3 7XF
architects@brandes.co.uk Tel 020 7431 2225

Job Title

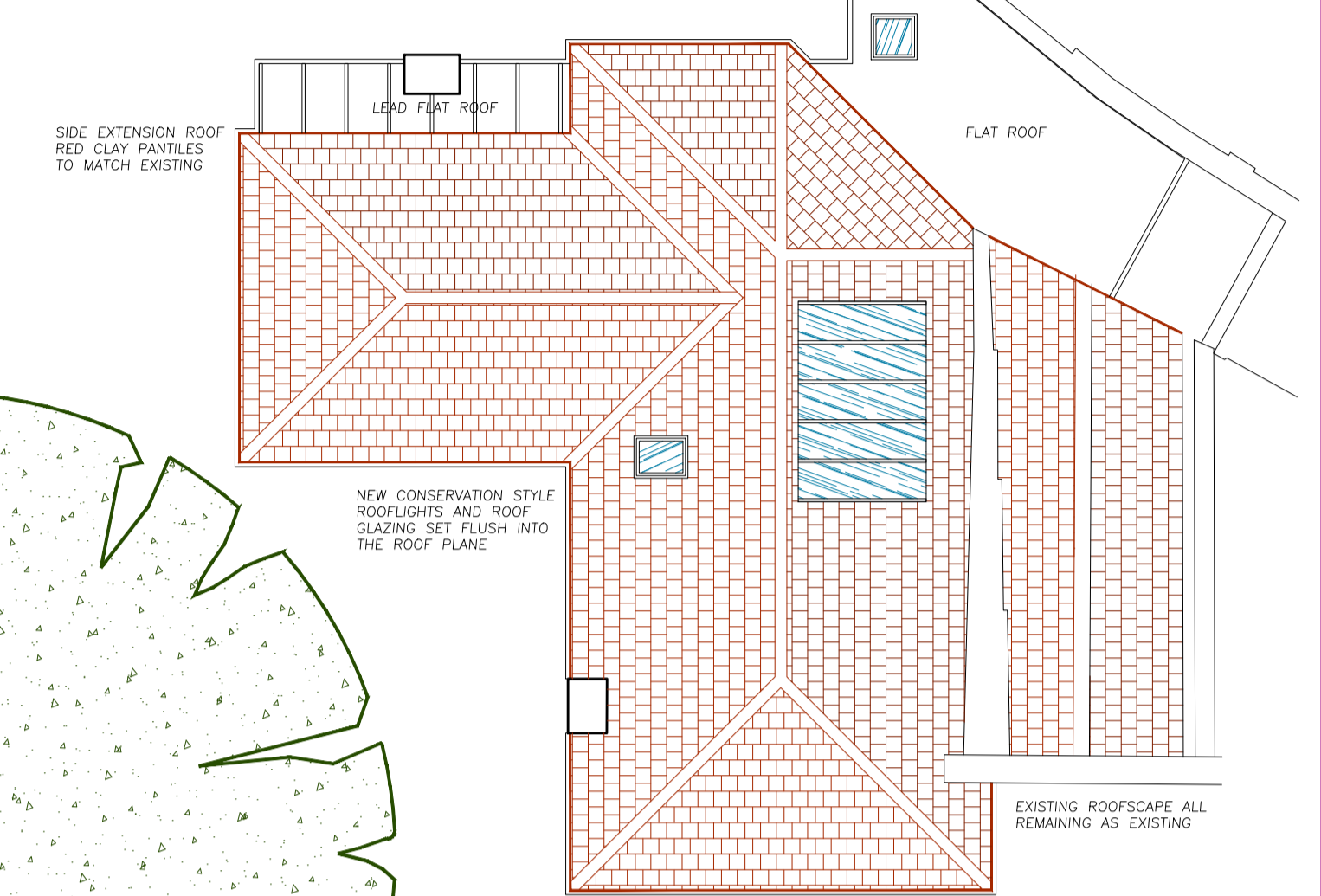
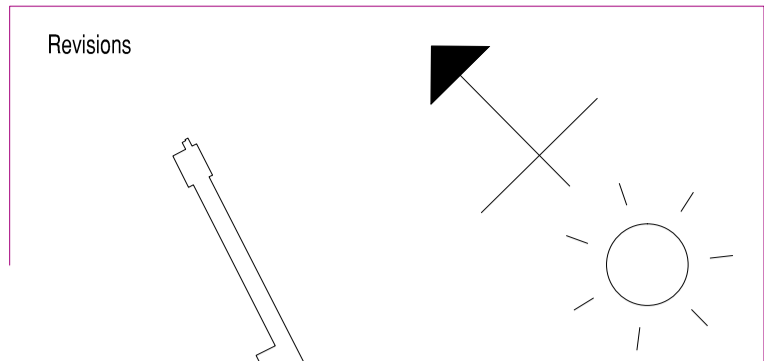
4 FROGNAL RISE
LONDON NW3 6RD

Drawing Title

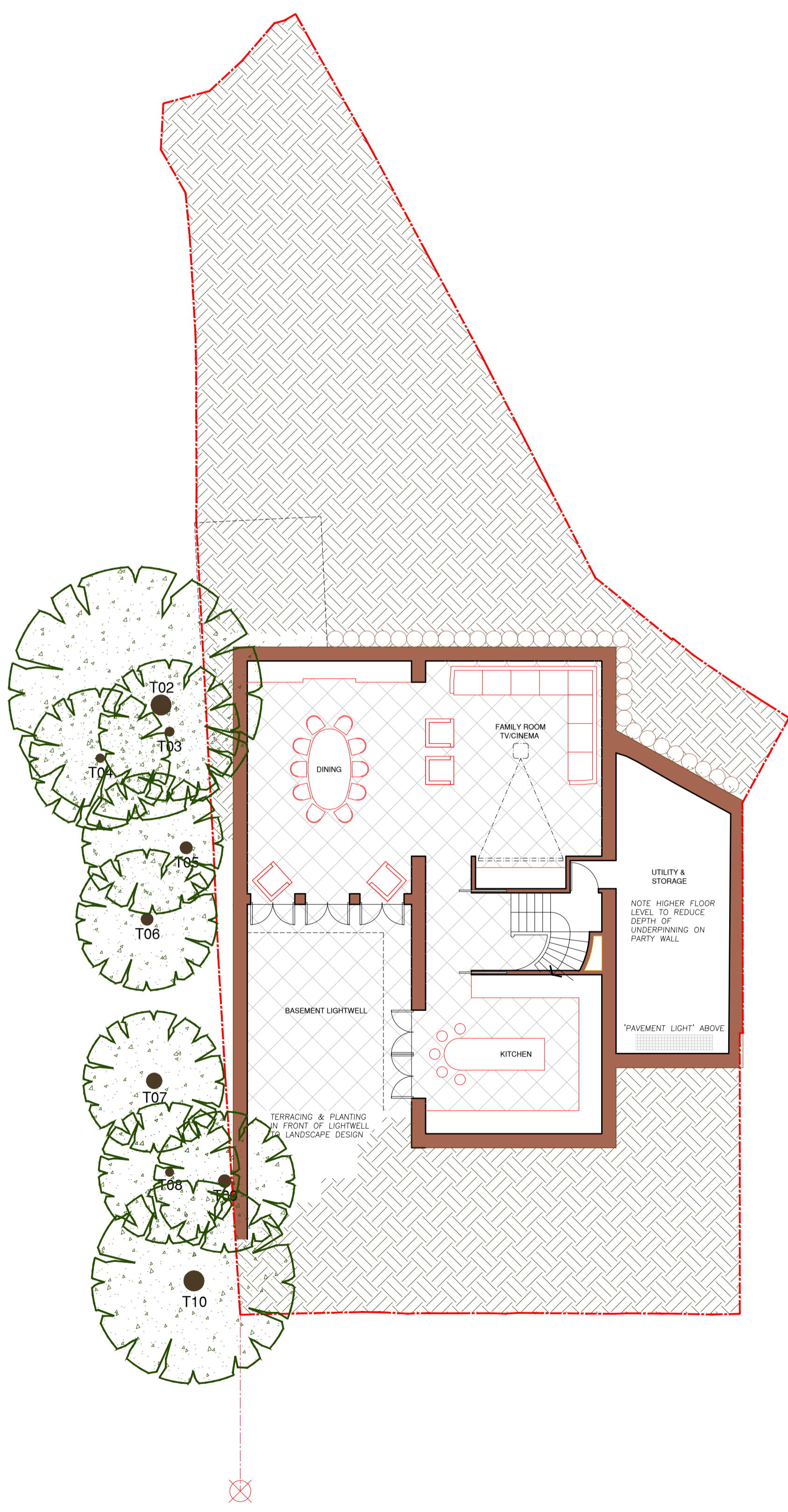
SITE PLAN
AS EXISTING

SCALE	1:100 @ A1	CAD Information
DATE	MAY 15	
DRAWN	SB	
ISSUE	PLANNING	

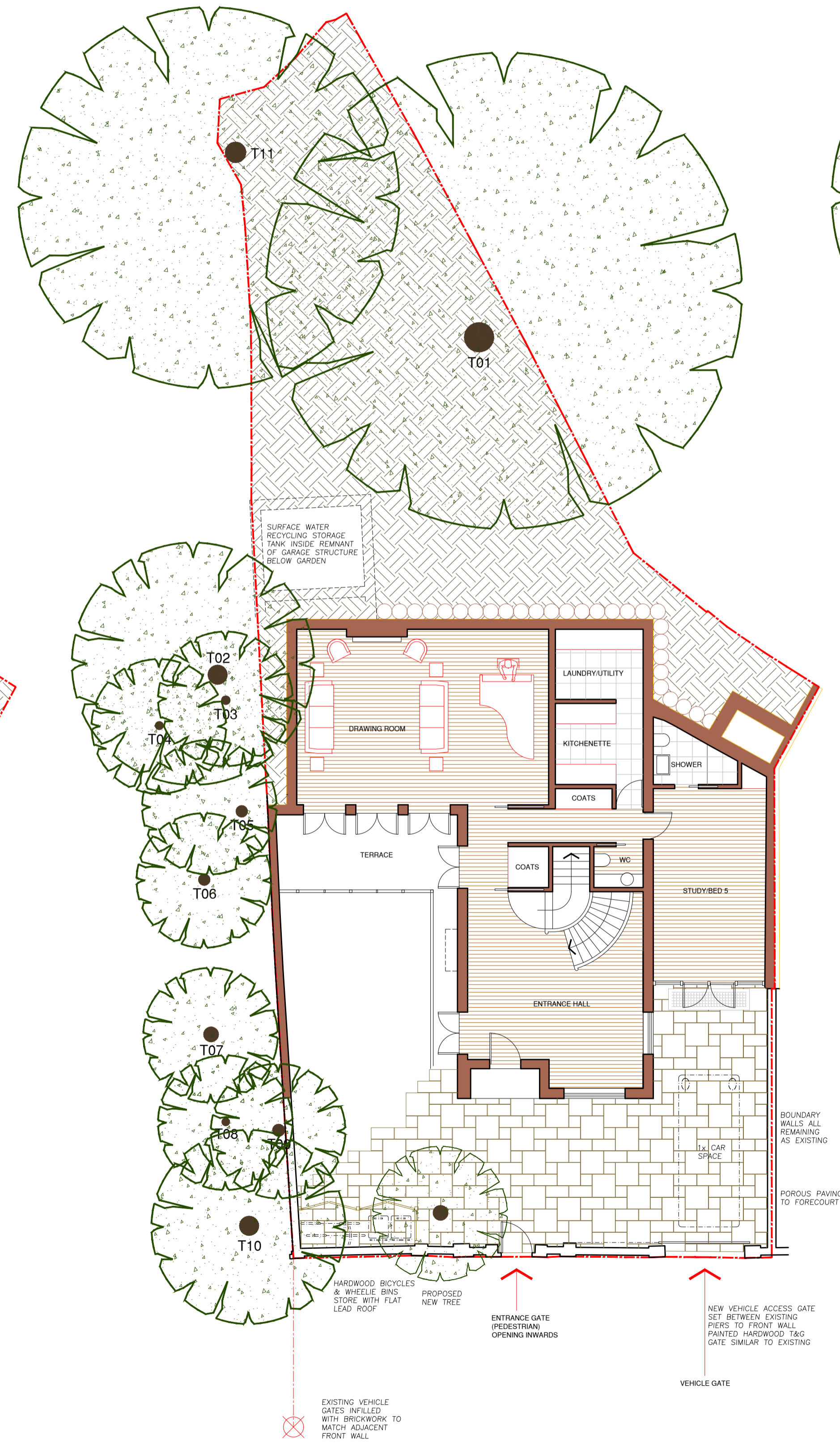
Job No.	Drawing No.	Rev.
550	P 001	



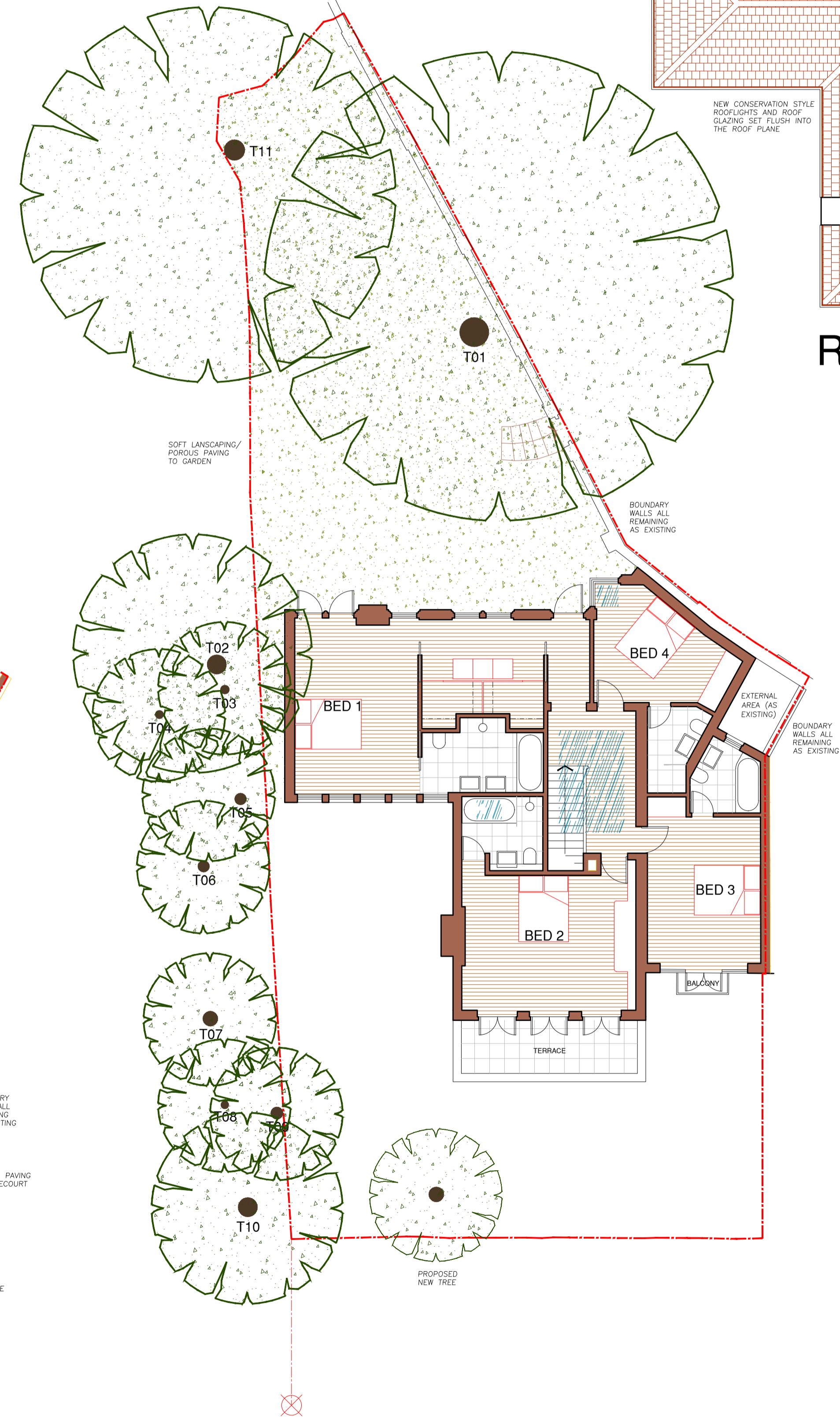
ROOF PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

REVISION A
EXTENSION ELEVATION SIMPLIFIED AND FIRST FLOOR BALCONY OMITTED

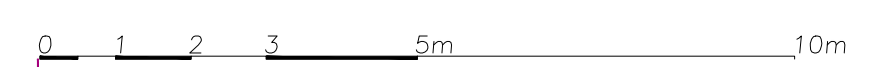
Architecture and Design © Copyright
STEPHEN BRANDES ARCHITECTS
5 Spedan Close Hampstead London NW3 7XF
architects@brandes.co.uk Tel 020 7431 2225

Job Title
**4 FROGNAL RISE
LONDON NW3 6RD**

Drawing Title
**PROPOSED
PLANS**

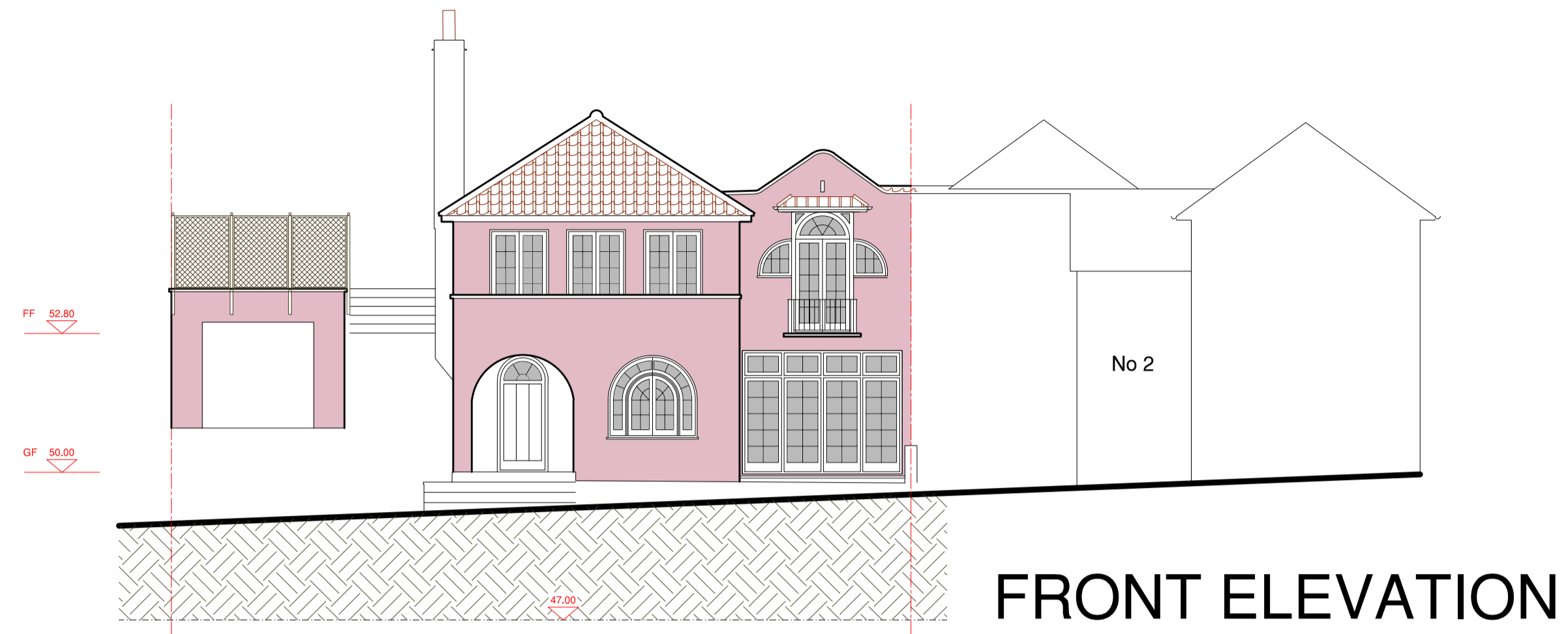
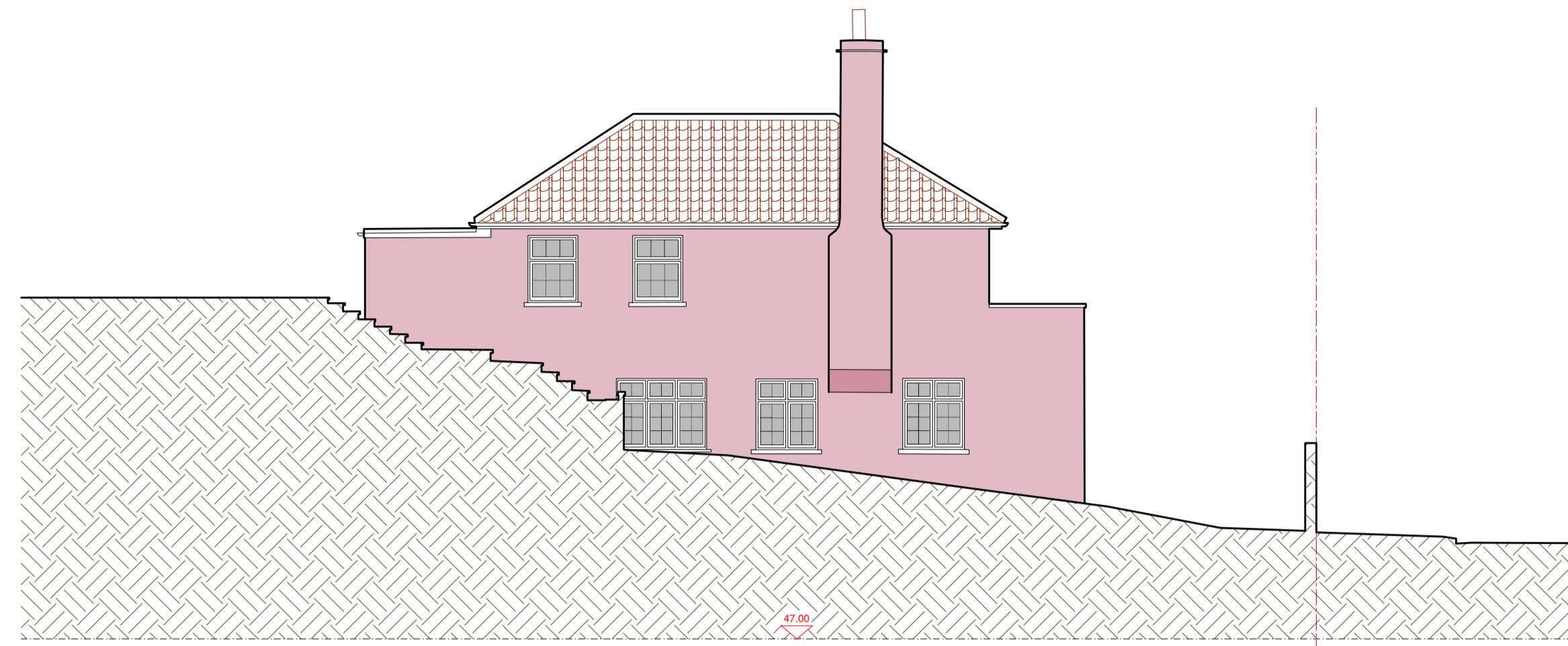
SCALE	1:100 @ A1	CAD Information
DATE	MAY 15	
DRAWN	SB	
ISSUE	PLANNING	

Job No.	Drawing No.	Rev.
550	P 012	A



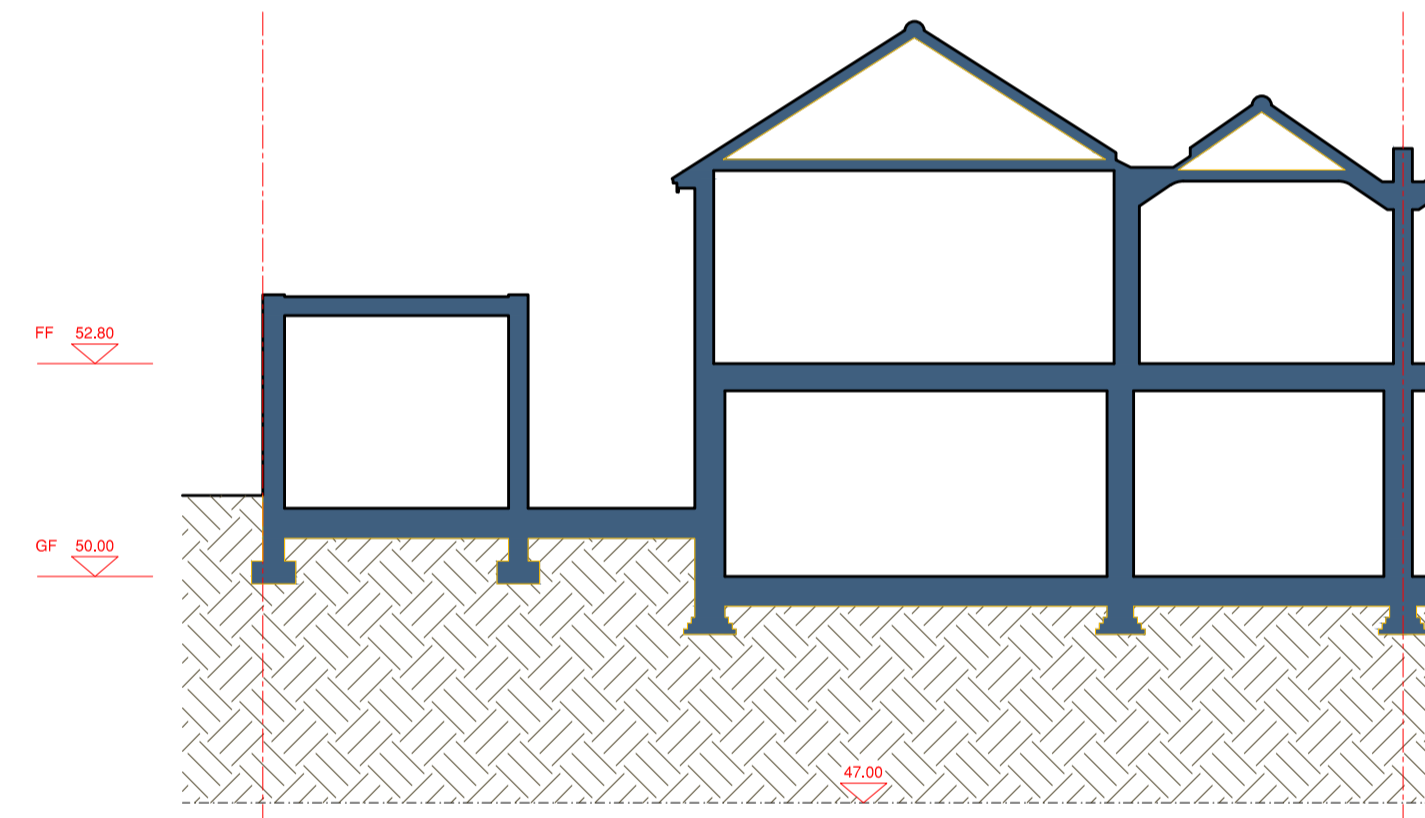
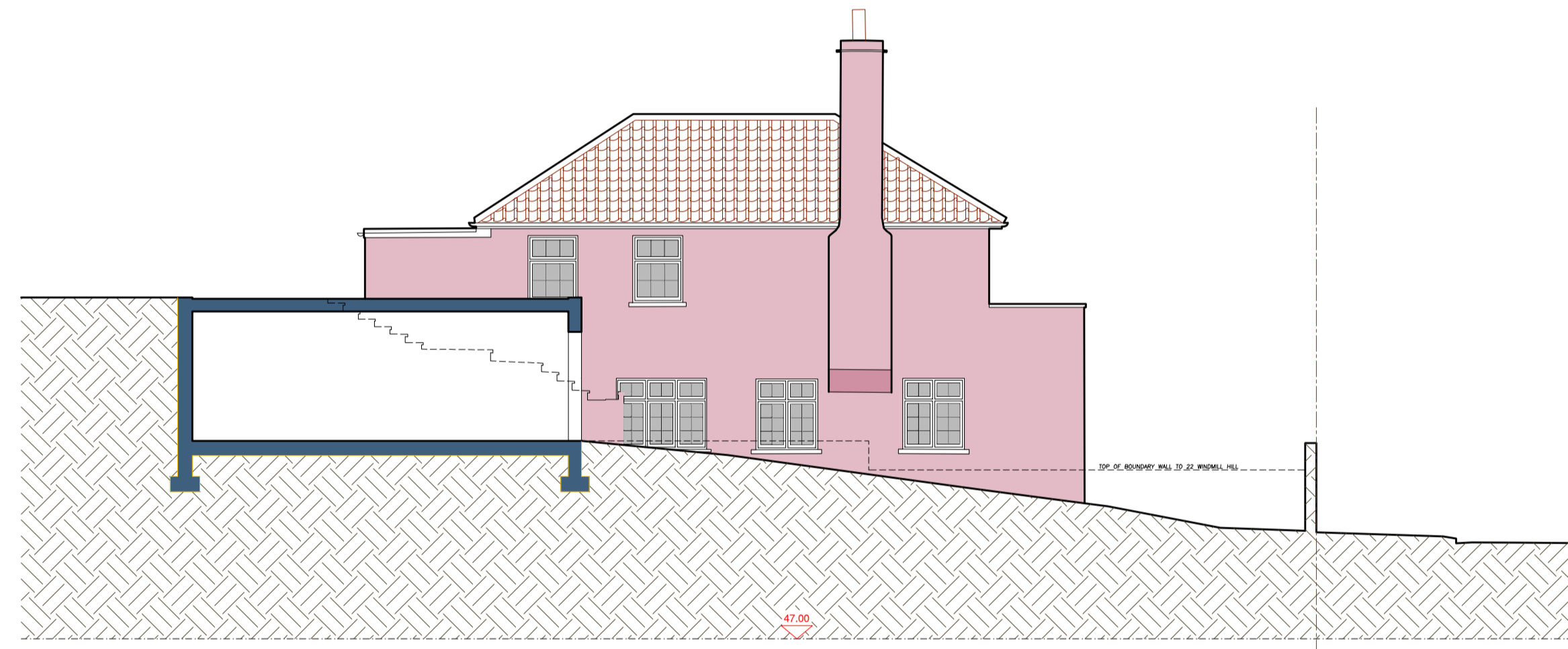
Revisions

SIDE ELEVATION

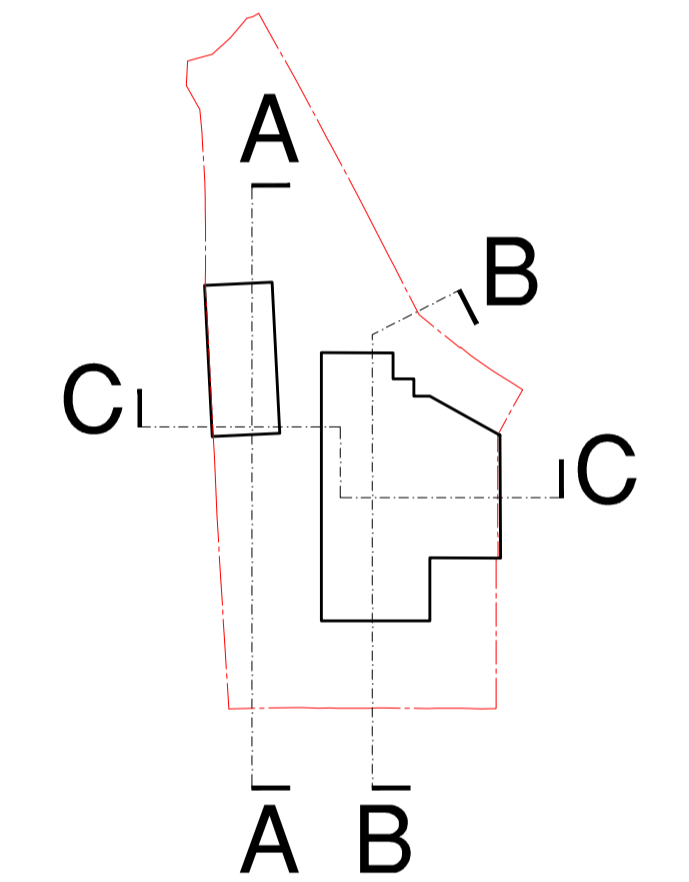


FRONT ELEVATION

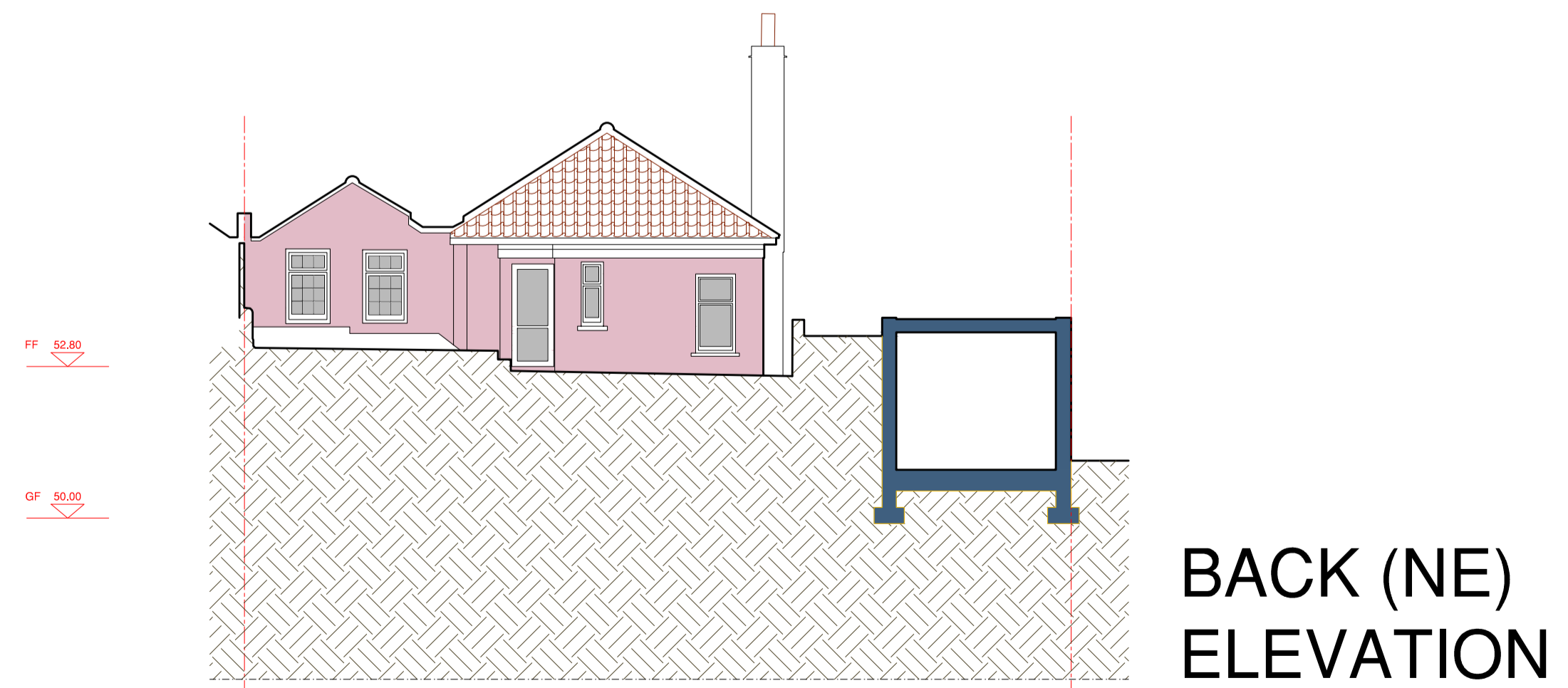
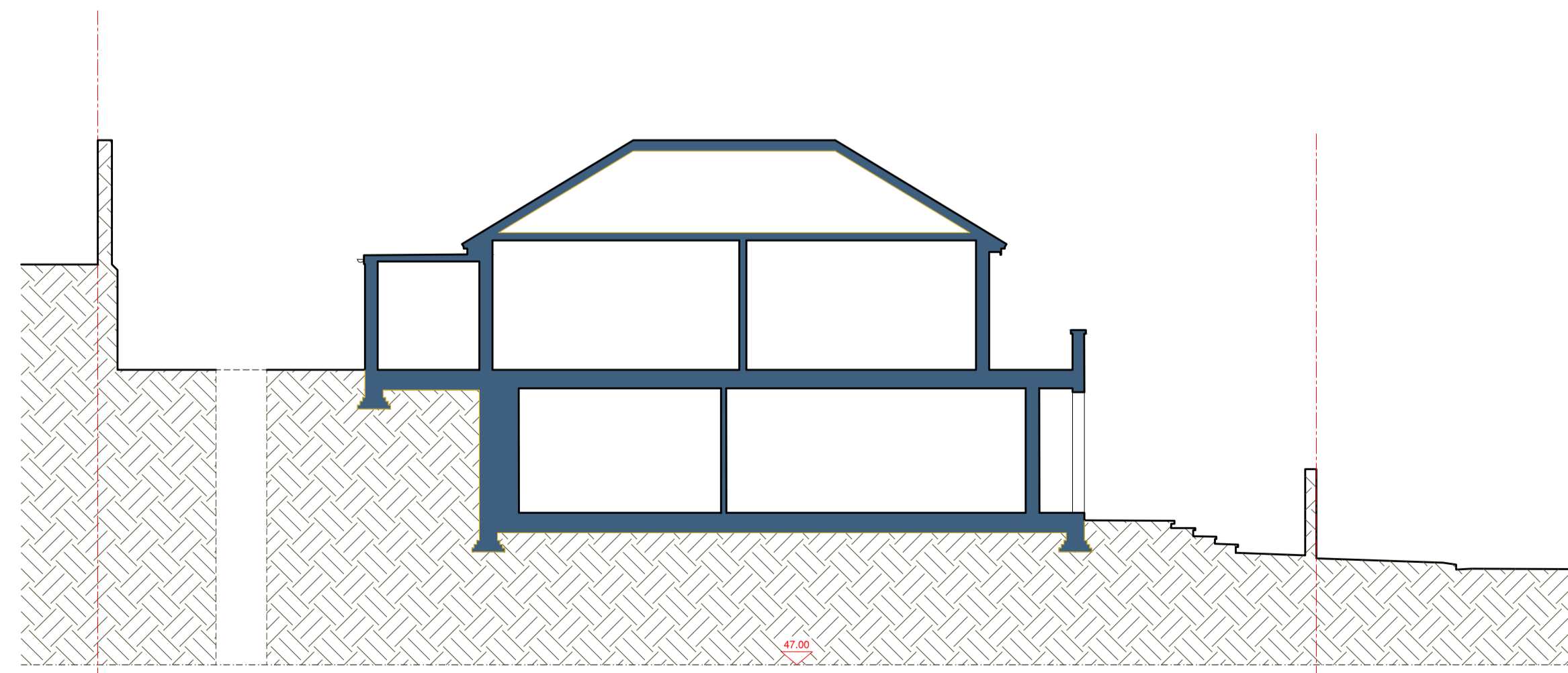
SECTION A



SECTION C



SECTION B



BACK (NE) ELEVATION

Architecture and Design © Copyright
STEPHEN BRANDES ARCHITECTS
5 Spedan Close Hampstead London NW3 7XF
architects@brandes.co.uk Tel 020 7431 2225

Job Title
4 FROGNAL RISE
LONDON NW3 6RD

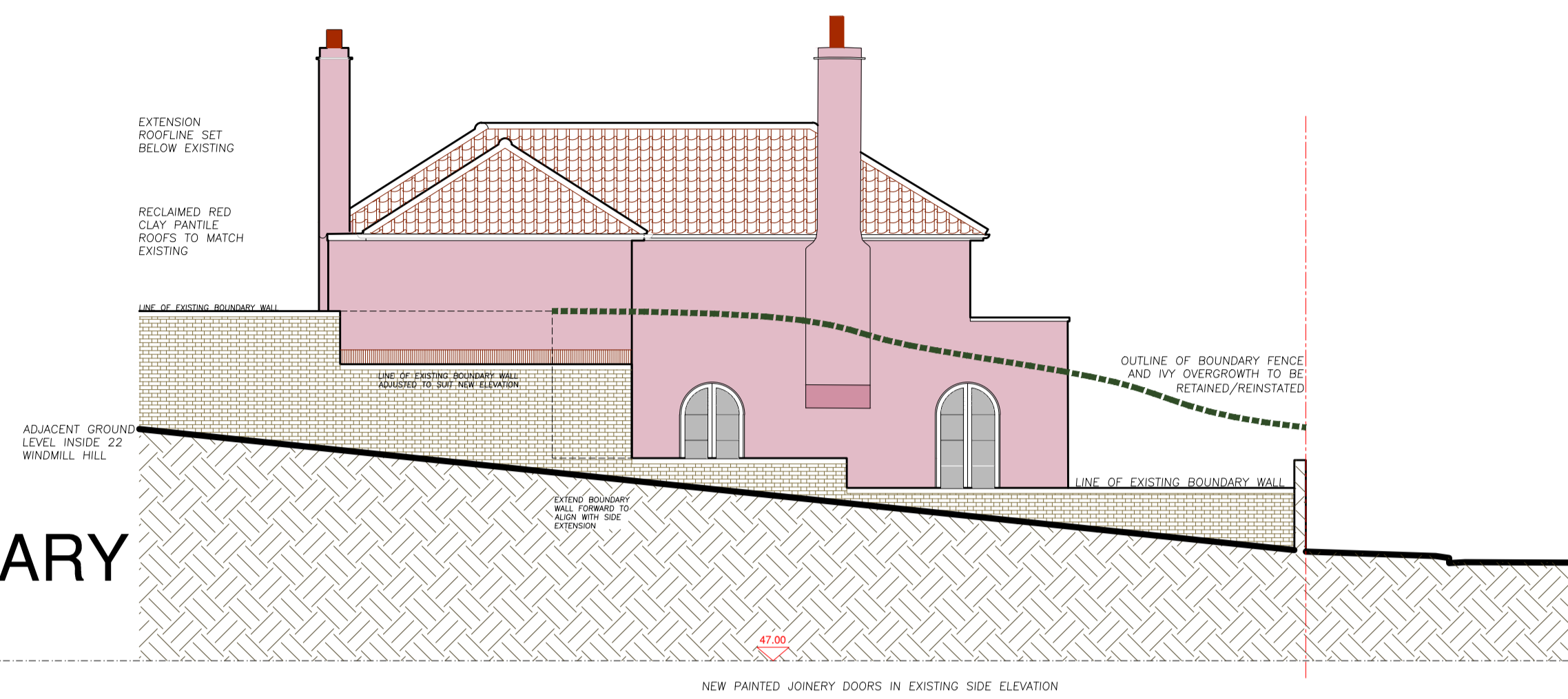
Drawing Title
SURVEY ELEVATIONS
& SECTIONS AS EXISTING

SCALE	1:100 @ A1	CAD Information
DATE	MAY 15	
DRAWN	SB	
ISSUE	PLANNING	

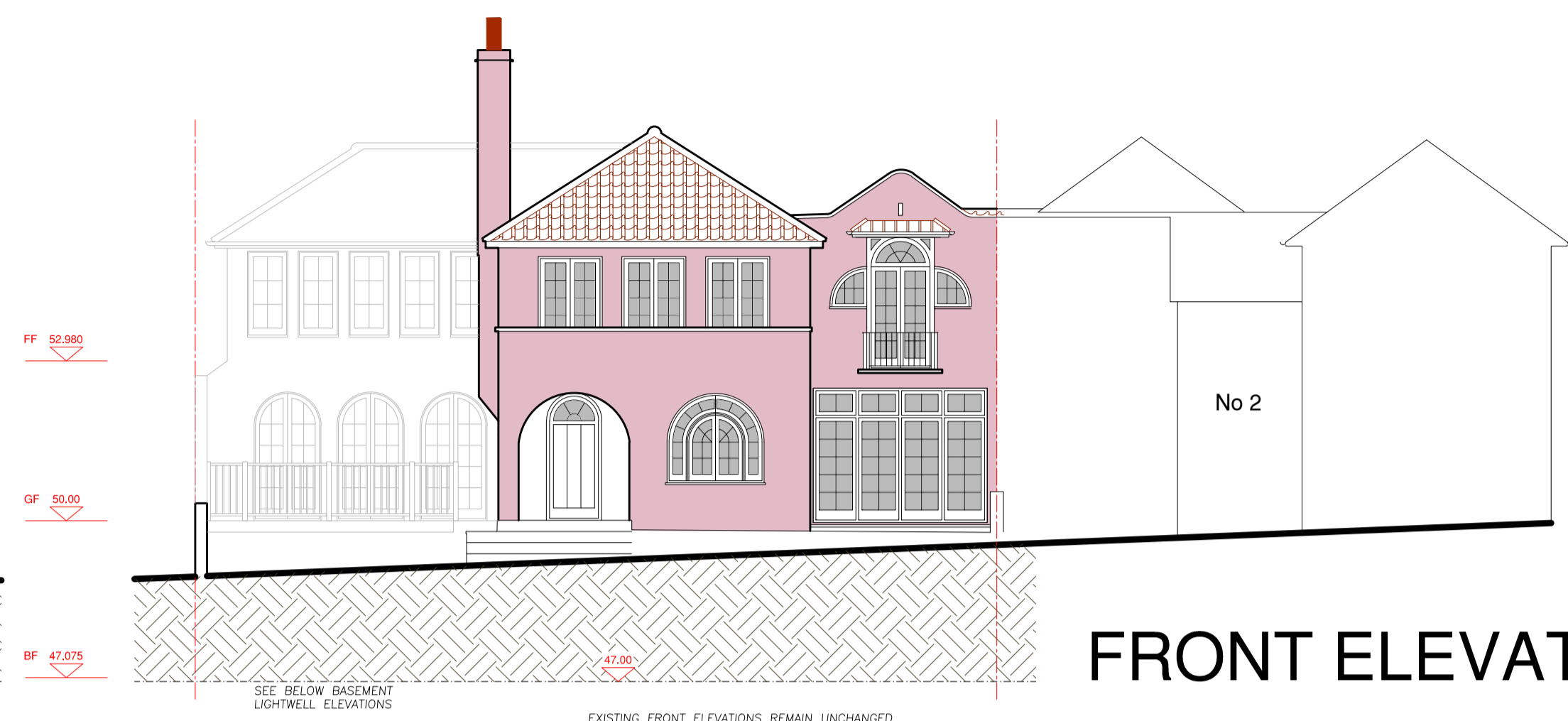
Job No.	Drawing No.	Rev.
550	P 003	A

Revisions

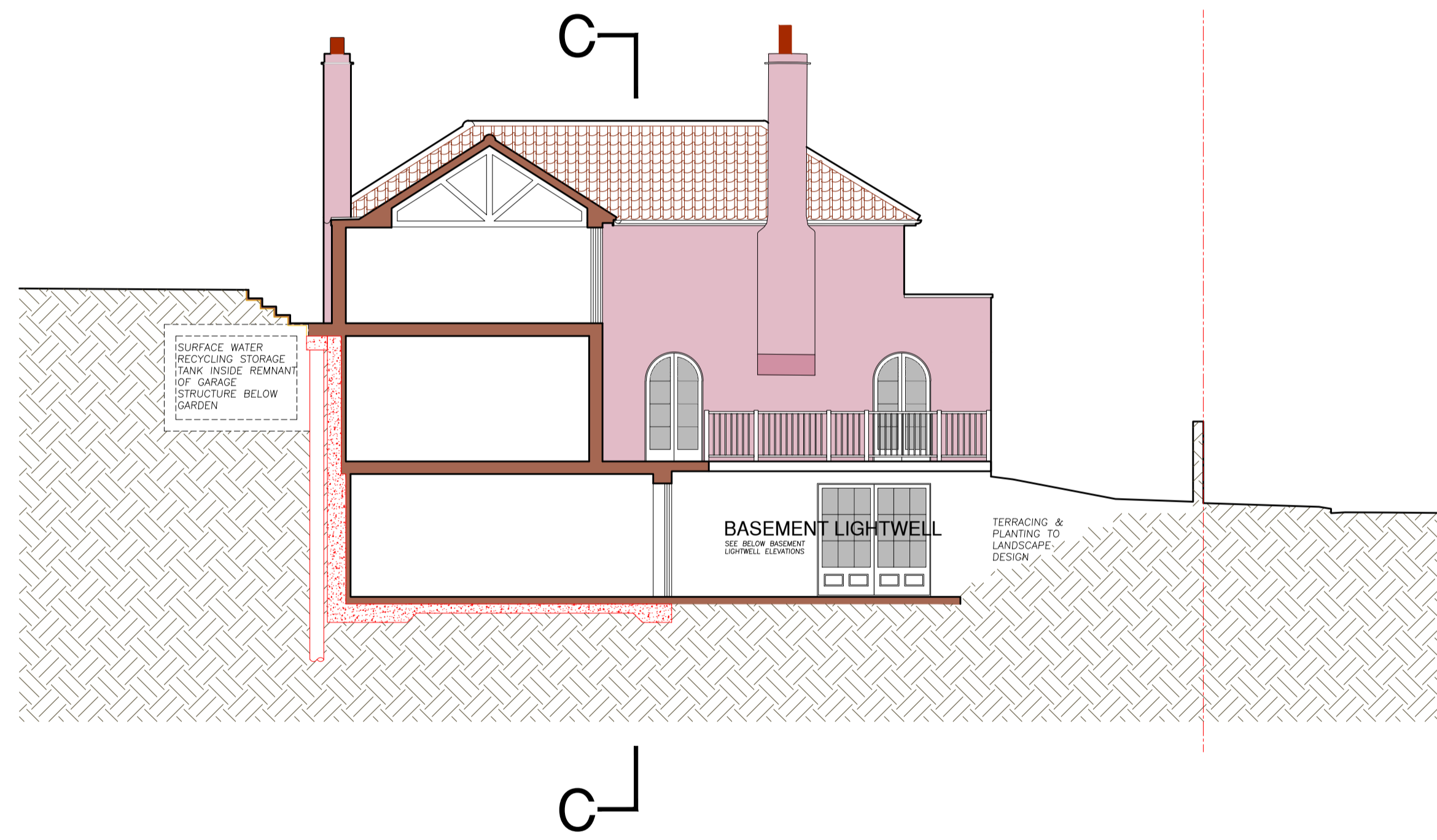
SIDE BOUNDARY ELEVATION



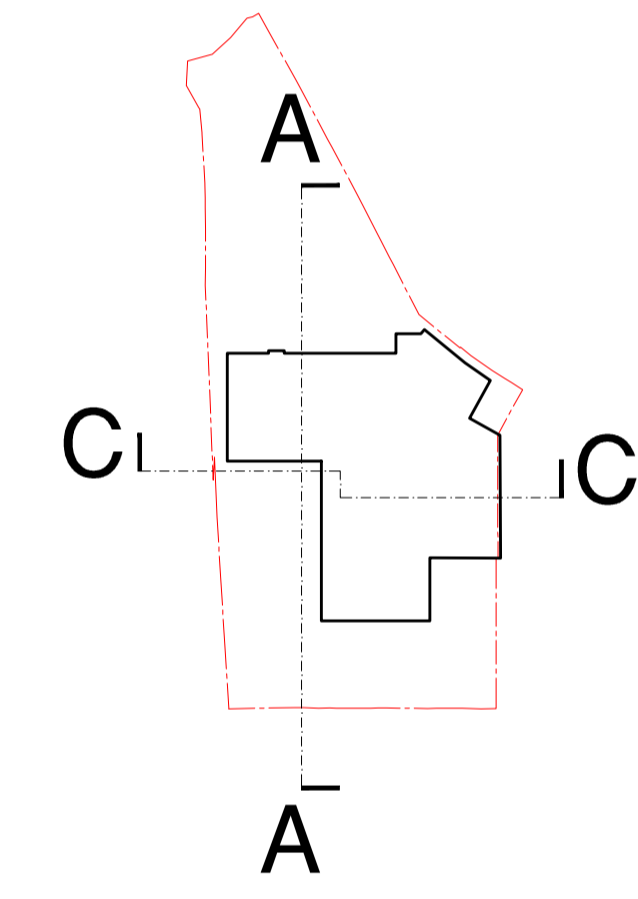
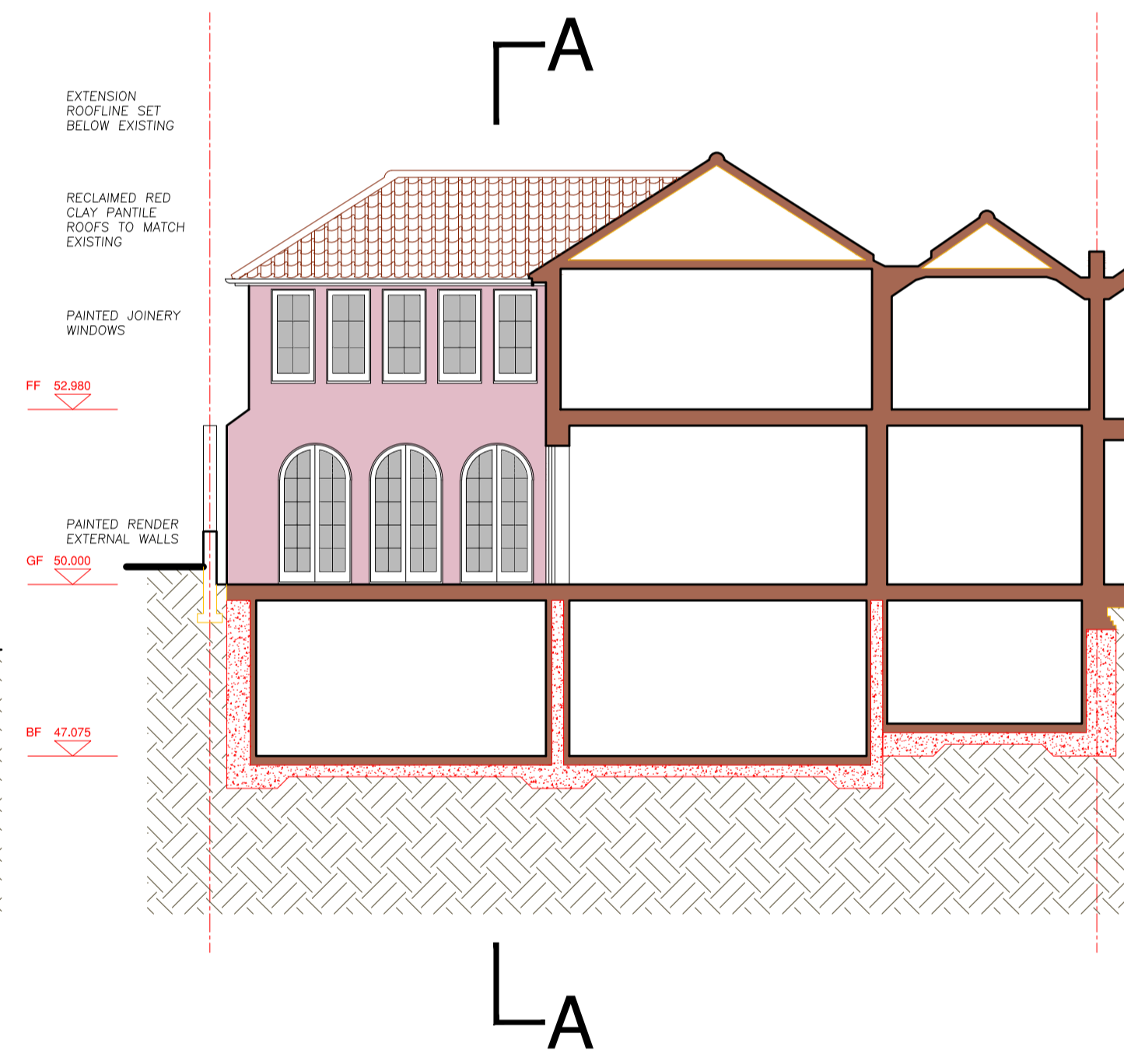
FRONT ELEVATION



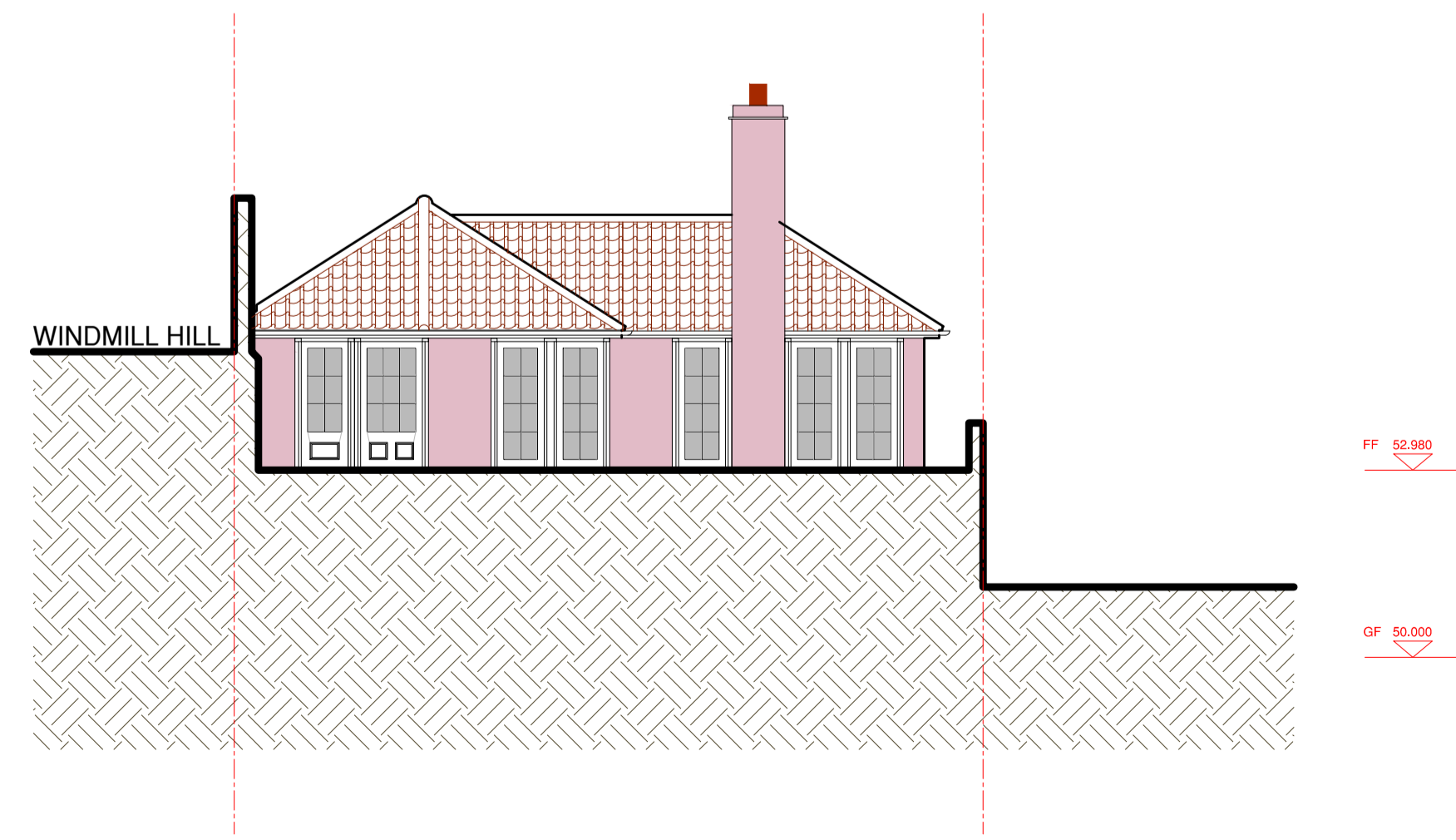
SECTION A



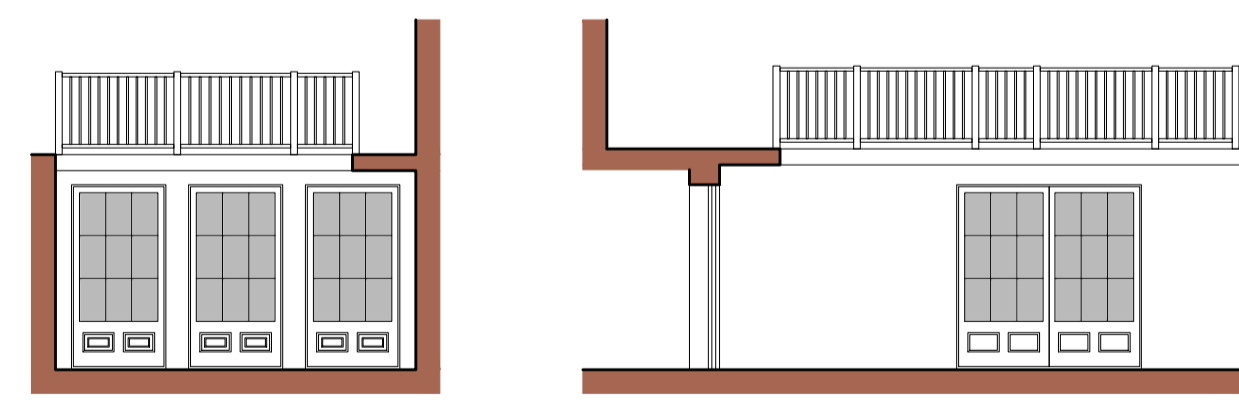
SECTION C



REAR ELEVATION TO GARDEN



BASEMENT LIGHTWELL ELEVATIONS



REVISION A
EXTENSION ELEVATION SIMPLIFIED AND FIRST FLOOR BALCONY OMITTED

Architecture and Design © Copyright
STEPHEN BRANDES ARCHITECTS
5 Spedan Close Hampstead London NW3 7XF
architects@brandes.co.uk Tel 020 7431 2225

Job Title
**4 FROGNAL RISE
LONDON NW3 6RD**

Drawing Title
**PROPOSED ELEVATIONS
& SECTIONS**

SCALE	1:100 @ A1	CAD Information
DATE	MAY 15	
DRAWN	SB	
ISSUE	PLANNING	

Job No.	Drawing No.	Rev.
550	P 013	A

OUTLINE OF END OF TERRACE ON WINDMILL HILL c.1880

TOP OF GARDEN WALL TO WINDMILL HILL

APPROXIMATE OUTLINE OF LOWER FLOOR TO 22 WINDMILL HILL

HIGHGROVE POINT MOUNT VERNON 1995

LONG SECTION
AS PROPOSED
FROM WINDMILL HILL TO FROGNAL LOOKING SOUTH-EAST

No 4

FROGNAL RISE

STREET ELEVATION
AS EXISTING
FROGNAL RISE LOOKING NORTH-EAST

OUTLINE OF 22 WINDMILL HILL TED LEVY BENJAMIN 1970

APPROXIMATE OUTLINE OF EXISTING TREE AND SHRUB FOLIAGE

No 4

No 2

REVISION A
EXTENSION ELEVATION SIMPLIFIED AND FIRST FLOOR BALCONY OMITTED

Architecture and Design © Copyright
STEPHEN BRANDES ARCHITECTS
5 Spedan Close Hampstead London NW3 7XF
architects@brandes.co.uk Tel 020 7431 2225

Job Title
**FROGNAL RISE
LONDON NW3**

Drawing Title
**STREET ELEVATIONS
AS PROPOSED**

SCALE	1:100 @ A1	CAD Information
DATE	MAY 15	
DRAWN	SB	
ISSUE	PLANNING	

Job No.	Drawing No.	Rev.
550	P 015	A

STREET ELEVATION
AS PROPOSED
FROGNAL RISE LOOKING NORTH-EAST

OUTLINE OF 22 WINDMILL HILL TED LEVY BENJAMIN 1970

APPROXIMATE OUTLINE OF EXISTING TREE AND SHRUB FOLIAGE

No 4

No 2

PEDESTRIAN ENTRANCE GATE

VEHICLE GATE RELOCATED

0 1 2 3 5m 10m