

Frognal Rise House, Lower Terrace, Hampstead, London NW3



Archaeological Desk-Based Assessment

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Frognal Rise House – Archaeological Desk-Based Assessment

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1.0 NON-TECHNICAL SUMMARY

1.1 This desktop archaeological assessment has been undertaken by Heritage and Design Consultant Dorian Crone BA BArch DipTP RIBA MRTPI IHBC and Heritage Consultant Nick Chapple, both of Heritage Information, in relation to the proposed development of Frognal Rise House, Lower Terrace, Hampstead, London NW3.

1.2 The subject site is Frognal Rise House, Lower Terrace, Hampstead, which is in the Hampstead Archaeological Priority Area (Camden APA 2.1). The house is Grade II listed and the whole site is within the Hampstead Conservation Area.

1.3 Planning permission is being sought for works including an extension to the garage on the south-east side of the house, a single-storey basement below the front garden on the south-west side, and underpinning of the existing structure.

1.4 The site is only known with certainty to have been occupied since the mid-18th century, with the present house dating back in part to the early 19th century. Construction of the house and in particular the terracing of the front garden is likely to have caused some disturbance or loss of any archaeological evidence that existed on the site. There may have been further disturbance when the retaining wall to Frognal Rise and the garage/conservatory at right angles to the house were erected later in the 19th century. There has been no previous archaeological investigation of the site and no reported finds.

1.5 Based on the available evidence from the study area, the site has low archaeological potential for Prehistoric, Roman, Anglo-Saxon and Medieval periods. Material from these periods may have been re-deposited in the early 19th century build-up of the garden terrace or, beneath that, in hillwash (as found at nearby Mount Vernon). There is also low potential for the Modern period, throughout which the site has been occupied, but any below-ground archaeology is likely to consist of construction evidence relating to existing structures or small finds and is likely to be of no more than local significance.

1.6 There is low to moderate potential for the post-Medieval period, by the end of which the site appears to have been occupied in some form. Since nothing is known about this occupation, beyond the depiction in the Rocque map of 1746, there is potential for archaeological evidence to add to understanding of the site prior to the construction of the existing buildings.

1.7 The main area of excavation, under the front garden, is likely to go to a depth of up to 5m, so it may go beyond the made ground of the terrace and potentially disturb earlier remains, as well as disturbing any re-deposited material in the build-up of the terrace. The footprint of the development is small, however, and the risk of damage to significant archaeological remains is therefore low. The other works which involve ground disturbance have a very low archaeological risk.

1.8 Despite the generally low archaeological potential of the site, the possibility of significant remains cannot be discounted and an appropriate way of managing the archaeological risk would be a watching brief during excavation, with the need for any further investigation determined by the results of that watching brief.

2.0 INTRODUCTION

2.1 The subject site is Frognal Rise House, Lower Terrace, Hampstead, which is in the Hampstead Archaeological Priority Area (Camden APA 2.1). The house is Grade II listed and the whole site is within the Hampstead Conservation Area. Planning permission is being sought for works including extensions on previously developed land on the south-east side of the house, a single-storey basement below the garden on the south-west side, and underpinning of the existing structure.

2.3 The aim of this report is to provide an appraisal of the archaeological potential of the site by presenting an account of the available archaeological and historic records and its significance. The report provides the evidence necessary to enable informed planning decisions and allow for the development of an appropriate strategy to mitigate the effects of the development on archaeology. The report has been written in accordance with the guidance published by the Chartered Institute for Archaeologists (CIfA), particularly *Standards and Guidance for Historic Environment Desk-Based Assessment* (2014, last updated October 2020).

2.4 The evidence for this desk-based assessment has been drawn from the Greater London Historic Environment Record (GLHER) along with published and online sources. Site visits have been made on several dates, including on 29 April and 28 June 2024 when the photographs in the report were taken. The study area for this assessment is a radius of 500m around the site, as shown in **Figure 1**.

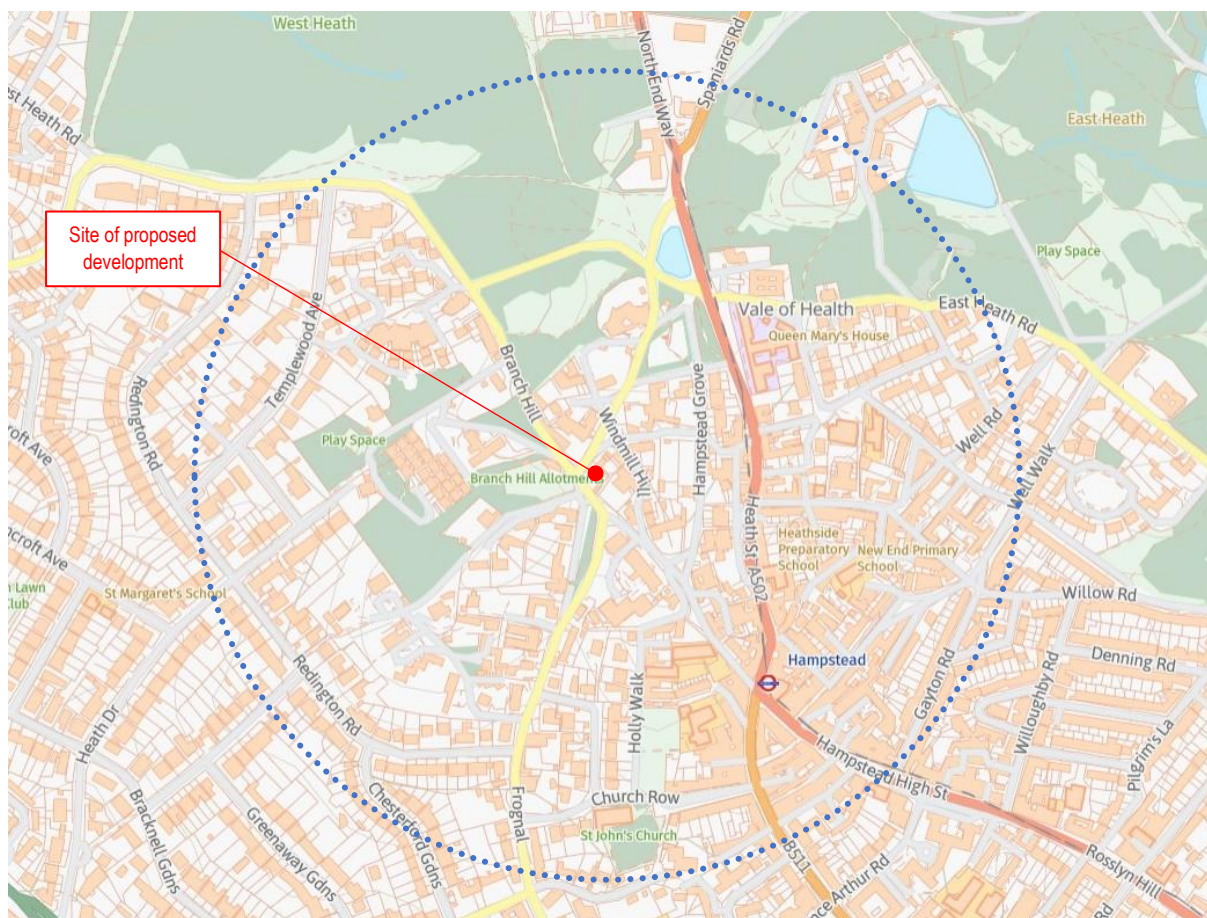


Fig. 1: The study area of 500m radius.

3.0 LOCATION

3.1 The site lies on the west side of the historic town of Hampstead, in what is now part of the London Borough of Camden. It is at the corner of Lower Terrace and Frognal Rise, just above the junction with Frognal. The West Heath lies approx. 150m to the north.

3.2 It is in a largely residential area, with a mixture of buildings from the late seventeenth century onwards.

3.3 The site is in the Hampstead Archaeological Priority Area as shown in Figure 2, and in the Hampstead Conservation Area (sub area 4: Church Row and Hampstead Grove).

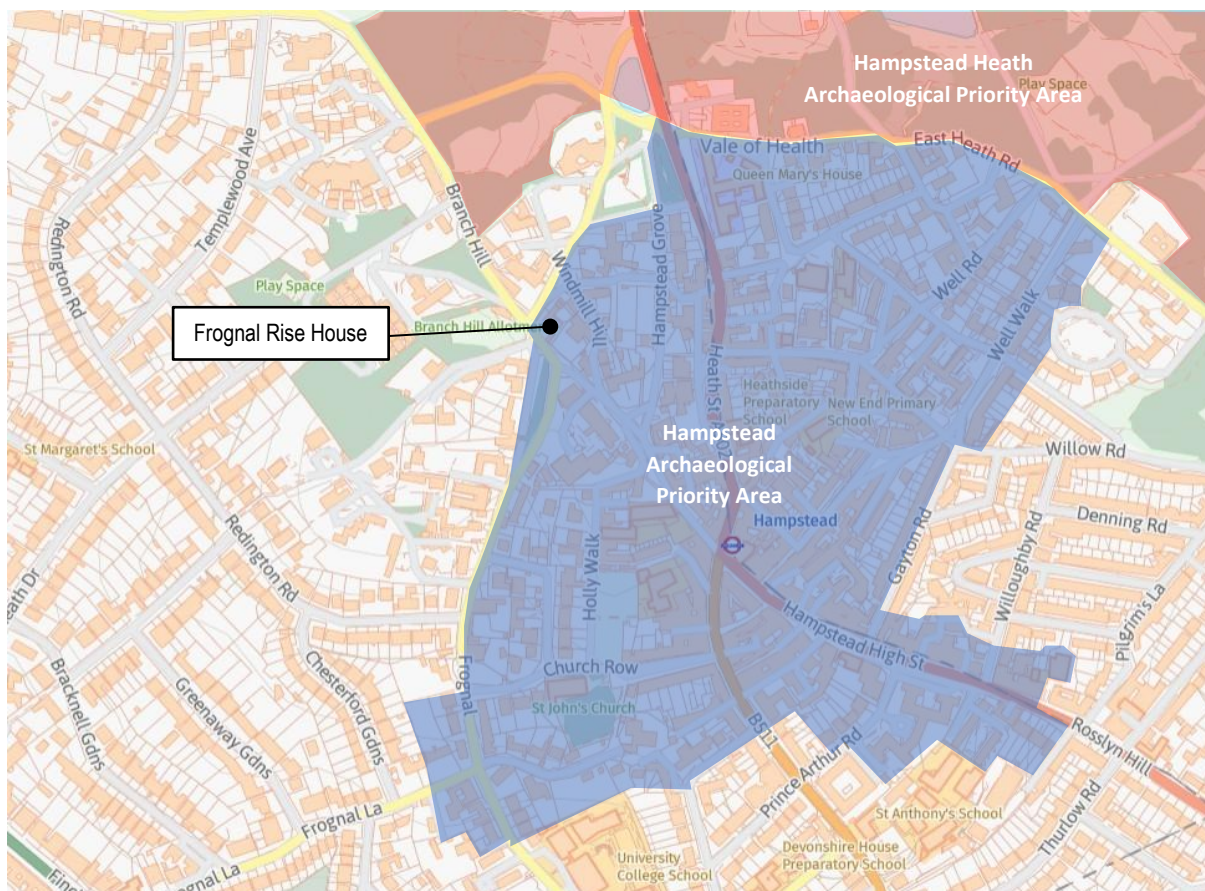


Fig. 2: Location plan, with the area of the Hampstead APA shaded in blue.

4.0 SITE DESCRIPTION

4.1 The site is approx. 900m² in total comprising a large two-storey house with lower-ground floor, a garage at lower-ground level, the remains of various demolished parts of the house, and gardens on three sides (**Fig. 3**). The house was first built in the early nineteenth century, extended later in the nineteenth century and extended again early in the twentieth century. In the 1930s it was reduced in size and the formerly extensive gardens were divided up and sold for development. The house is sunk into the hillside which drops by c.4m from the north-west to south-east edge of the site but the front garden is terraced and therefore sits above street level, with a substantial retaining wall to Frognal Rise (**Fig. 4**).

4.3 The main area of proposed excavation is under the front garden, on the south-west side of the site (marked 1 on Figure 3). It is currently mostly lawn with paving around two sides (**Fig. 5**). Location 2 will be excavated only to a relatively shallow depth to provide foundations for a single-storey extension to the existing garage. It is currently covered with a mixture of paving stones and a concrete slab.

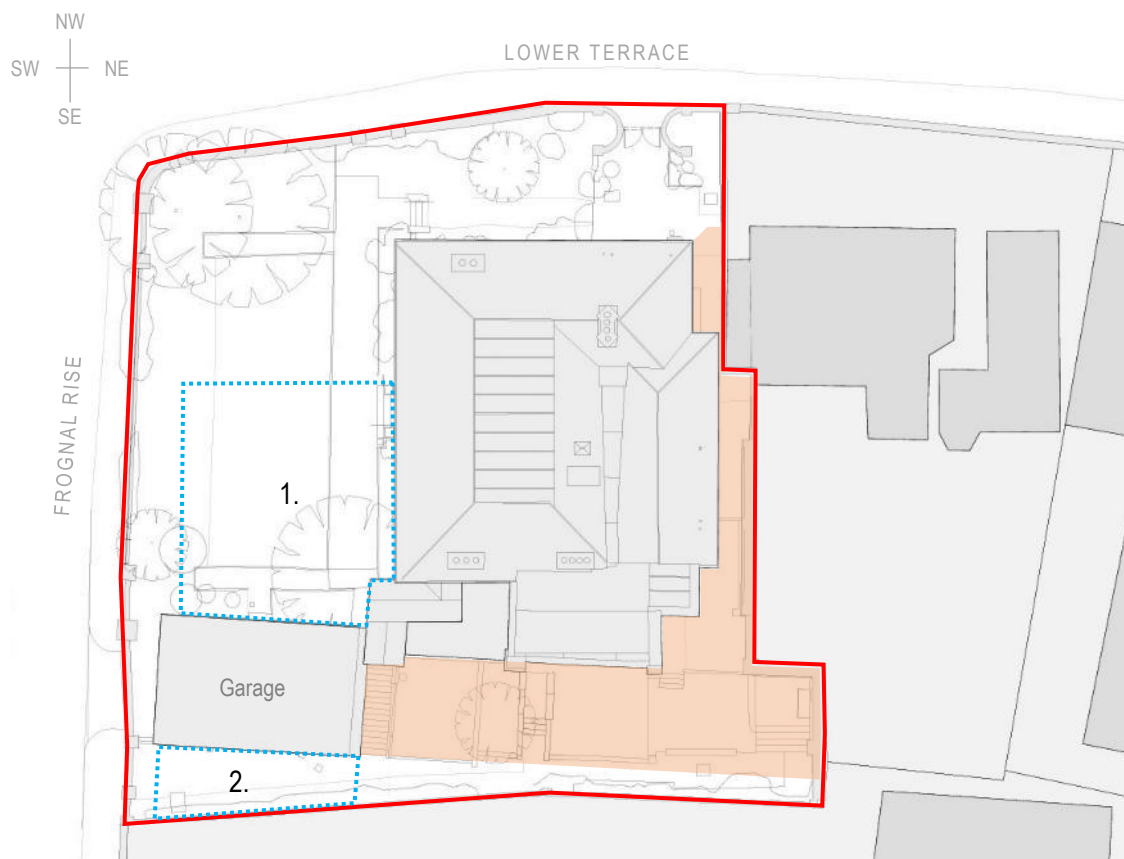


Fig. 3: Site plan.

| | | |
|---------------------------------------|--|--|
| Site boundary | — | 1. Excavation down to basement level and new foundations, c.5m plus piling |
| Site of demolished parts of the house | | 2. Shallow excavation for new foundations, c.0.3m plus piling |
| Proposed excavations | | |



Fig. 4: View of the south-west elevation of Frognal Rise House. The house is sunk into the slope of the hillside and the front garden is terraced. (Photo: 27 June 2024).



Fig. 5: View of the front garden looking north-west. The proposed basement extension would be below the lawn and paving in the foreground of this view. (Photo: 29 April 2024).

5.0 GEOLOGY AND TOPOGRAPHY

5.1 The underlying geology of the site is London Clay capped by Bagshot Formation sands on the hilltop (**Fig. 6**). Excavations at nearby Mount Vernon (approx. 40m to south-east) identified an overlay of silty clay deposits following the natural profile of the land, which was interpreted as hillwash or colluvium, and similar may exist on this site since it has similar topography.

5.2 The site was formerly part of the heath, which was historically exploited for its sand and gravel deposits. Springs and streams arose on the fringes of the heath including on the West Heath and in Frognaal, flowing south to feed the rivers Fleet, Tyburn and Westbourne.

5.2 The site lies on high ground (approx. 120m above sea level) on a ridge stretching east to Highgate and referred to as the Northern Heights of London. The surrounding ground slopes down in two directions (to the south-east and south-west), while Frognaal Rise House itself is sunk into the hillside and the front garden is a flat terraced area retained by a brick wall to the west. This terrace was most likely formed at the time the present house was built on the site and was in place by at least 1829 (**Fig. 7**). In forming the terrace archaeological material may have been re-deposited from elsewhere.

5.4 Modern development has been overlaid on the natural topography of the area around the site, often involving terracing for the buildings, as at Frognaal Rise House and e.g. the former Mount Vernon Hospital. The natural topography is nevertheless still legible (**Fig. 8**).

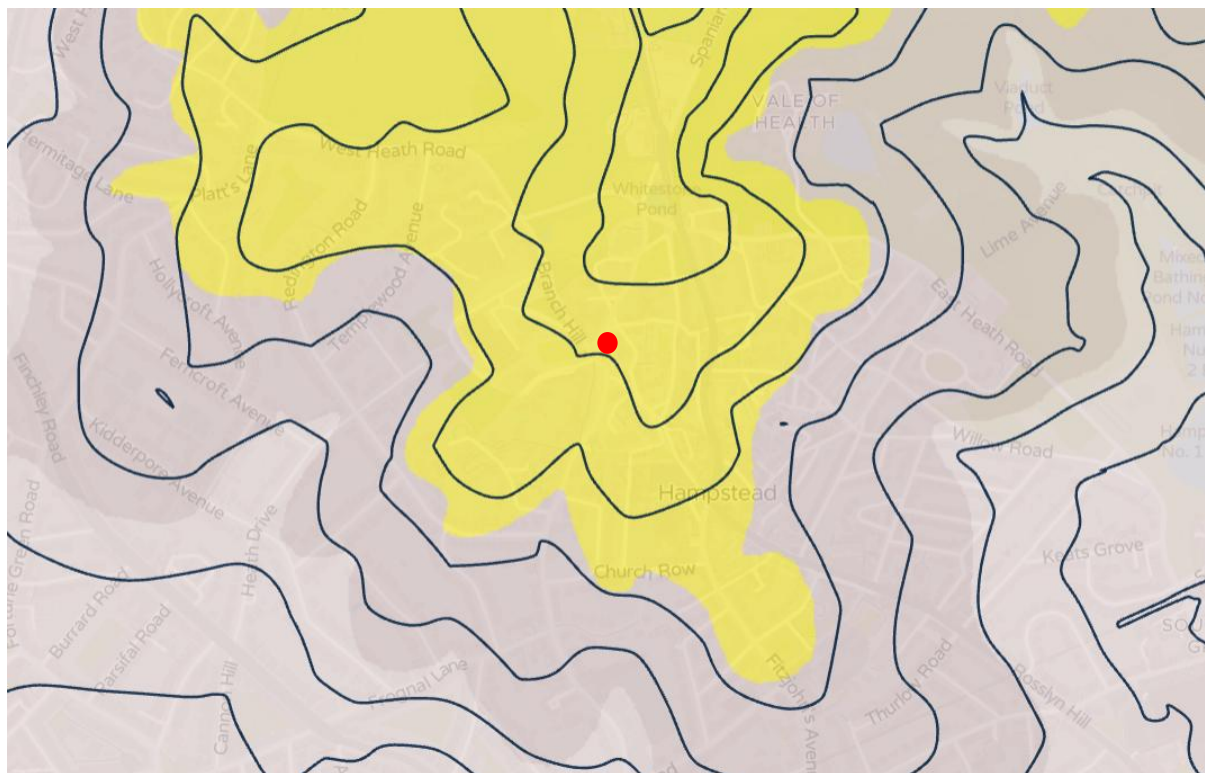


Fig. 6: Height contours around the site, with the extent of Bagshot Formation sands shaded in yellow. (Layers of London)



Fig. 7: Print of 1829 based on a drawing by William Westall. Frognal Rise House is on the far left of the picture.



Fig. 8: The same view in June 2024; the topography is recognizable from the 1829 view, overlaid with modern road and pavement surfaces.

6.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 There are 101 entries in the Greater London Historic Environment Record (GLHER) recording archaeological investigations, findspots and areas of archaeological interest within 500m of the site. In addition there are in excess of 100 structures of different ages which are listed for the special historic and architectural interest.

6.2 There is no record of previous archaeological study of the site itself, or of any finds being made on the site. There has, however, been some study of nearby sites: a desk-based assessment for 4 Frognal Rise (the stables/coach house of Frognal Rise House until c.1937) was carried out by Britannia Archaeology in 2015 (GLHER 165578) and concluded that there was moderate to high potential for the 19th and 20th century and low archaeological potential for all earlier periods; a desk-based assessment by Mills Whipp Projects at Grove Lodge, Admiral's Walk in 2014–15 (GLHER 171846) which concluded that there was low archaeological potential for all periods; also, excavations of parts of the former Mount Vernon Hospital site, only 40m away from Frognal Rise House, in the mid-1990s (GLHER 153613), and trial trenching and watching brief in the mid-2000s (GLHER 153731 and 154383). Being so close this site provides a useful point of reference for the archaeological potential of Frognal Rise House.

6.3 In describing the potential of the site to hold below-ground remains of archaeological interest the following levels are used:

- High – a site of already known interest;
- Moderate – a site that evidence suggests is likely to have remains of interest;
- Low – a site that evidence suggests may have remains of interest;
- Negligible – a site that is unlikely to have any remains of interest.

6.4 In describing the likely *significance* of such remains, the following levels are used:

- National – undesignated assets of the quality and importance to be treated as designated heritage assets under the NPPF, or assets that contribute to national research agendas;
- Regional – assets which contribute to regional research agendas;
- Local – assets with importance to local interest groups or which contribute to local research objectives;
- Negligible – assets with little or no archaeological interest

Prehistoric (to AD43)

6.5 Heathland areas such as Hampstead Heath are known to have attracted settlement in the Prehistoric era, and the earliest evidence of human activity in the study area is mostly to be found on the heath rather than in the town of Hampstead. Finds on the heath including many Mesolithic flint tools, pits, postholes, and burnt stones, indicate a community of hunter-gatherers of c.7000 BC.

6.6 Flint tools and flakes have been recovered across Hampstead Heath but the major site is on the West Heath, an area of which – 500m north of Frognal Rise House – is designated as the West Heath Mesolithic Site Archaeological Priority Area (Camden APA 1.1). This was excavated 1976–81 after some earlier surface finds and is considered one of the most important post-glacial hunter-gatherer sites in London. Another, less significant, site of Prehistoric occupation has been observed at the Vale of Health (GLHER 121882) Evidence for woodland clearance and the beginnings of arable cultivation on the heath in the Neolithic period has been inferred from the pollen record taken from organic deposits at West Heath Spa (outside the study area).

6.7 There have been a number of smaller, isolated Prehistoric finds in the study area, although no finds at the nearby Mount Vernon hospital site. In 1897 a Lower Palaeolithic handaxe was discovered in Holly Bush Vale, 150m south-east of the site (GLHER 100055). A mesolithic iron-stained Thames pick was reportedly discovered in a garden in Redington Road, 400m or more to the south-west of the site (GLHER 143351).

6.8 There is no record of Prehistoric remains on the site, but given its proximity to the West Heath and the small number of finds nearby, the presence of such remains cannot be entirely discounted. While remains from this period may have been disturbed by the terracing of the site for the construction of the present house, there is also the possibility of them being re-deposited in the build-up of the terrace.

6.9 Future discovery and assessment of material from this period might clarify the extent and location of activity in the area especially during the later Prehistoric period for which there is currently little local evidence. Any remains are likely to be limited to small finds, but any remains that contribute in this way would nevertheless be of regional significance.

The archaeological potential of the site in relation to the Prehistoric period is considered to be LOW.

Roman (AD43–410)

6.10 The main route through Hampstead comprising Haverstock Hill, Rosslyn Hill, the High Street and North End Road may be Roman ('Hampstead: Communications' in VCH: Middlesex, vol. 9). Given this, and Hampstead's proximity to *Londinium*, Roman Britain's major trade and administrative centre, there is potential for some kind of settlement activity in the area and this is confirmed by a small amount of archaeological evidence.

6.11 The most significant archaeological evidence for Roman occupation discovery of cinerary urns and grave goods in 1774 near Well Walk, just outside the study area to the east, as reported by Lysons. The presence of burials suggests that the site was on the periphery of whatever Roman settlement was in the vicinity.

6.12 The GLHER contains records of a small number of other Roman finds in the study area including some close to Frognal Rise House. At the Mount Vernon hospital site in 1964 a piece of pottery with a flanged rim was discovered (GLHER 161742) and Roman pottery sherds were also found in the fills of post-Medieval features excavated in 1995 (GLHER 137243). Two blue glass beads were found at Holly Hill, approx. 200m away (GLHER 120939). At the Vale of Health, approx. 375m north-east the site, a coin of Victorinus (3rd century AD) was discovered in 1978 (GLHER 114192).

6.13 There is no record of Roman remains on the site, but given the small number of finds nearby including on the Mount Vernon hospital site and elsewhere, the presence of such remains cannot be entirely discounted. While remains from this period may have been disturbed by the terracing of the site for the construction of the present house, there is also the possibility of them being re-deposited in the build-up of the terrace.

6.14 Future discovery and assessment of material from this period could add to understanding of the nature of Roman settlement and activity in the area. Any finds are likely to be of local or regional significance.

The archaeological potential of the site in relation to the Roman period is considered to be LOW.

Anglo Saxon (AD410–1066)

6.15 Continuous settlement of Hampstead can be traced back to this period. The name Hampstead comes from 'Hamstede', Anglo Saxon for homestead or manor house. The first appearance of the place name is in a charter of King Edgar in the late tenth century. The manor of Hampstead was granted to Westminster Abbey by King Ethelred the Unready in 986.

6.16 'Fragments of pottery possibly dating from the 5th–7th centuries were found on the heath but were too small to furnish evidence of settlement. Charcoal-burning took place on the heath in the 10th century' ('Hampstead: Settlement and Growth', VCH). St John's churchyard approx. 425m to the south of the site has 10th century origins (GLHER 071172).

6.17 There is no record of Anglo-Saxon remains on the site or nearby but this may be due to a lack of opportunities to investigate rather than a lack of archaeological remains. While remains from this period may have been disturbed by the terracing of the site for the construction of the present house, there is also the possibility of it being re-deposited in the build-up of the terrace.

6.18 Future discovery and assessment of material from this period would help to understand the nature of the start of the continuous settlement of the area. Evidence is likely to be limited to small finds, however, and where it exists is likely to be of local significance.

The archaeological potential of the site in relation to the Anglo-Saxon period is considered to be LOW.

Medieval (AD1066–1485)

6.19 A small settlement is noted in the Domesday book, which developed further in the early medieval period, around the High Street, parish church and the probable manor site at Frognal. The location of the parish church close to Frognal suggests it was primarily serving the manor rather than the village. Manorial demesne farmland occupied the centre of the parish, with woodland and heath to the north and north-east. During the 12th century there was a notable increase in population (VCH).

6.20 Excavation of the former Mount Vernon hospital site revealed two ditches interpreted as part of a medieval field system. In these ditches were found a sherd of medieval pottery and a piece of worked Reigate stone. Other sherds of pottery were found in hillwash on the site dating to 1240–1500. They included the unusual find of a ceramic spout in the form of an animal head, from a lavabo probably originating in Flanders or the Low Countries and dating to c.1400–1550.

6.21 There have been a small number of isolated Medieval finds in the study area. At 10 The Grove, 150m east of the site, a medieval patterned floor was discovered under a later house (150056). In Holly Hill, (GLHER 117976) Holly Hill medieval costrel found in 1876. The seal from a 13th century Papal bull (Pope Innocent IV) was found in 1869 at the corner of Perrins Lane and Fitzjohn's Avenue during excavations for the construction of the orphanage building which still occupies the site (GLHER 117076).

6.22 There is no record of Medieval remains on the site, but given the small number of finds nearby including on the Mount Vernon hospital site and elsewhere, the presence of such remains cannot be discounted. There is a risk that any evidence from the period was disturbed or lost during terracing of the site for the construction of the present house but equally it may have been re-deposited in the build-up of the terrace. Any future discoveries relating to this period would help to understand the early development of Hampstead although any finds are likely to be of local significance only.

The archaeological potential of the site in relation to the Medieval period is considered to be LOW.

Post-Medieval (AD1485–1749)

6.23 Hampstead grew in the post-Medieval period, a process that is recorded in cartographic and other documentary sources, as well as standing buildings. Settlement spread from the medieval core of the town during the seventeenth century and especially after 1698 when a spa was founded to exploit the medicinal qualities of the local spring water, bringing visitors and new residents to the area. John Rocque's map of 1746 depicts the area around Frognal Rise House as having an apparently haphazard street pattern, formed by a series of discrete encroachments on former heathland or agricultural land. The new development here was mainly of larger houses, which gradually replaced earlier cottages. Many of these large houses survive, most notably Fenton House of c.1693.

6.24 Excavation on the Mount Vernon hospital site in the 1990s found remains of a small timber structure of the Tudor period and a brick-built cellared building of the seventeenth century, possibly part of what became the parish poorhouse. A post-Medieval cess pit containing pot sherds from 1480–1600 was also recorded (GLHER 101401). Later evaluation (2006) showed a post-Medieval drain, cellars and foundations (GLHER 154383).

6.25 The map evidence (Rocque, 1746) shows that by the end of this period the site of Frognal Rise House had been enclosed and occupied in some form. A garden occupies the northern end of the site with two buildings to the south, one of which may be on the site of the existing garage. There may be some surviving archaeological evidence for this, although there is a risk that it may have been disturbed or lost during terracing of the site for the construction of the present house. Equally it may have been re-deposited in the build-up of the terrace.

6.26 Any below-ground remains could provide evidence for buildings or activity on the site that are otherwise not understood. This would add to understanding of the site and of the development of this area of Hampstead generally in the post-Medieval period. Future discoveries relating to this period are likely to be of local significance only.

The archaeological potential of the site in relation to the post-Medieval period is considered to be LOW to MODERATE.

Modern (AD1750 – present)

6.27 Modern Hampstead is well recorded in cartographic and other documentary sources, as well as a wealth of standing buildings. For the first half of the period, the area around Frognal Rise House was still characterized by large houses in generous gardens, but from the late 19th century onwards a process of densification took place, encouraged by the public acquisition of Hampstead Heath in 1871 which prevented further expansion of the town in that direction. Several larger buildings such as blocks of flats and the former Mount Vernon hospital (1879–81) appeared and gardens were built over, although the post-Medieval street pattern is still largely preserved.

6.28 The Park map of Hampstead 1814 shows a building similar in size and location to the present house and its garage/conservatory wing although it shows what appears to be a property boundary dividing them, so they may be earlier structures. The first definite visual evidence for the house is the print of 1829 (**Fig. 7**). Thereafter the changing form of the house and its ancillary structures is well recorded in cartographic and other documentary sources including aerial photographs. In summary, the original early 19th century house was extended piecemeal to the south-east and north-east during the mid- and late-19th century. A large new extension was added at the back of the house, including what is now no. 14 Lower Terrace, in c.1907. This Edwardian extension was partially demolished in 1937–8 and the garden reduced in size.

6.29 After the construction of the house in the early 19th century there does not appear to have been any building on the front garden. During the late 19th century it had a formal planting scheme and was known as the Italian Garden, but the formal layout and planting were removed in the 20th century. The area on the south side of the garage is shown as a path in detailed garden plans of 1871 and 1900.

6.30 Below-ground remains on the site may provide evidence of 19th-century construction methods and materials and there may be small finds relating to occupation of the site in this period. Any such discoveries are likely to be of local significance at most.

The archaeological potential of the site in relation to the Modern period is considered to be LOW.

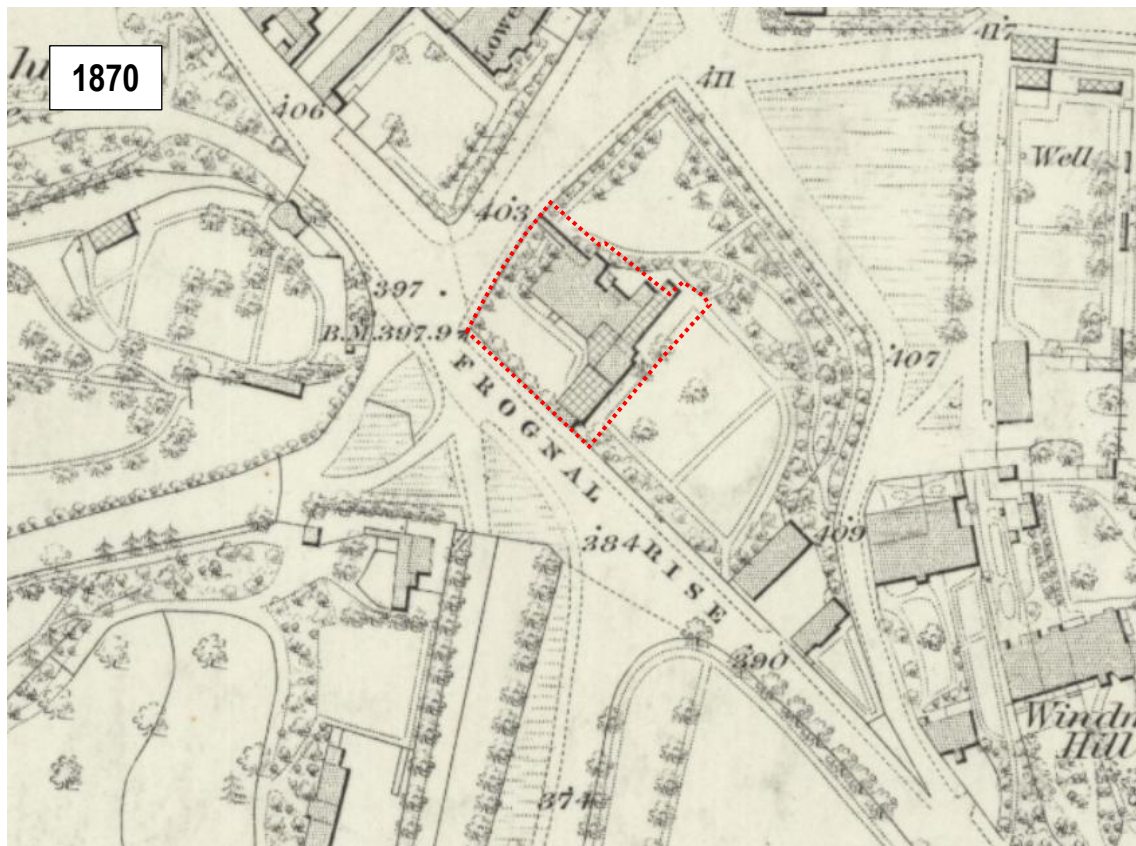
MAP PROGRESSION



John Rocque's London 10 Miles Round, surveyed 1741–5, published 1746 (Layers of London)



Map of Hampstead from J. J. Park's *Topography and Natural History of Hampstead*, 1814.
(Camden Archives)



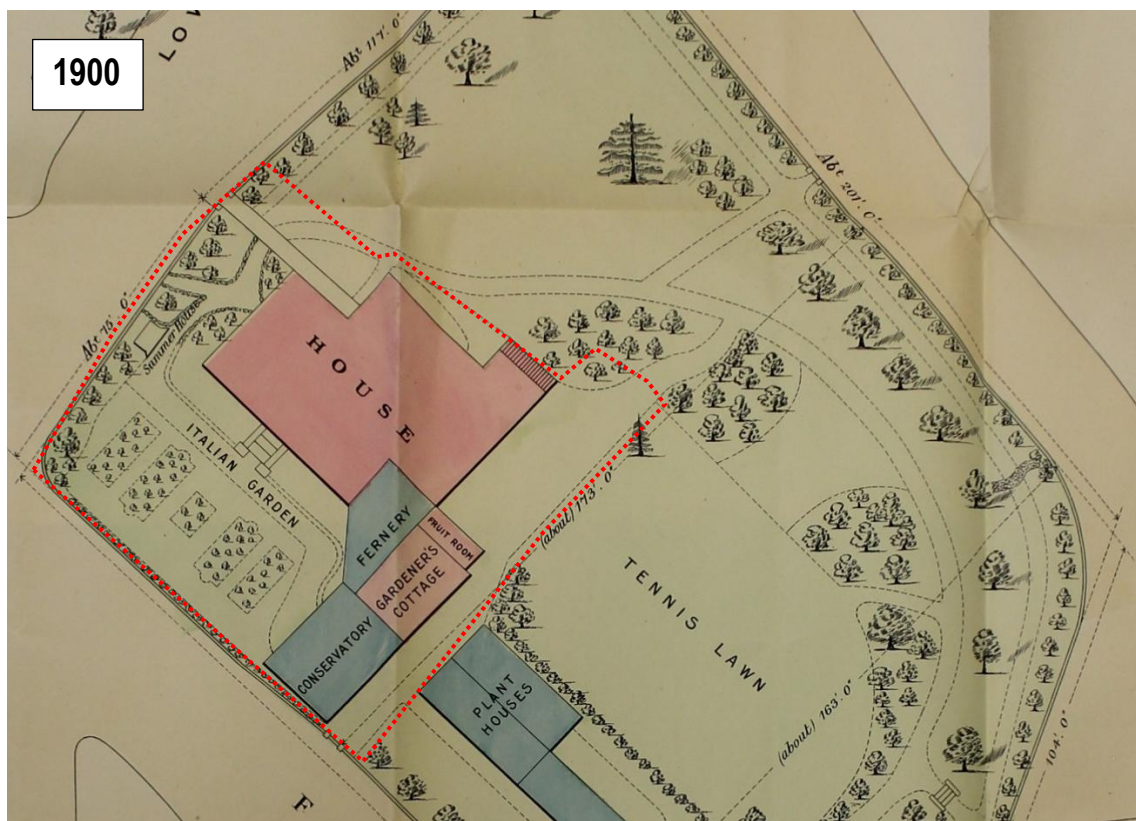
Ordnance Survey, London Sheet VII, 1866 published 1870. (National Library of Scotland)



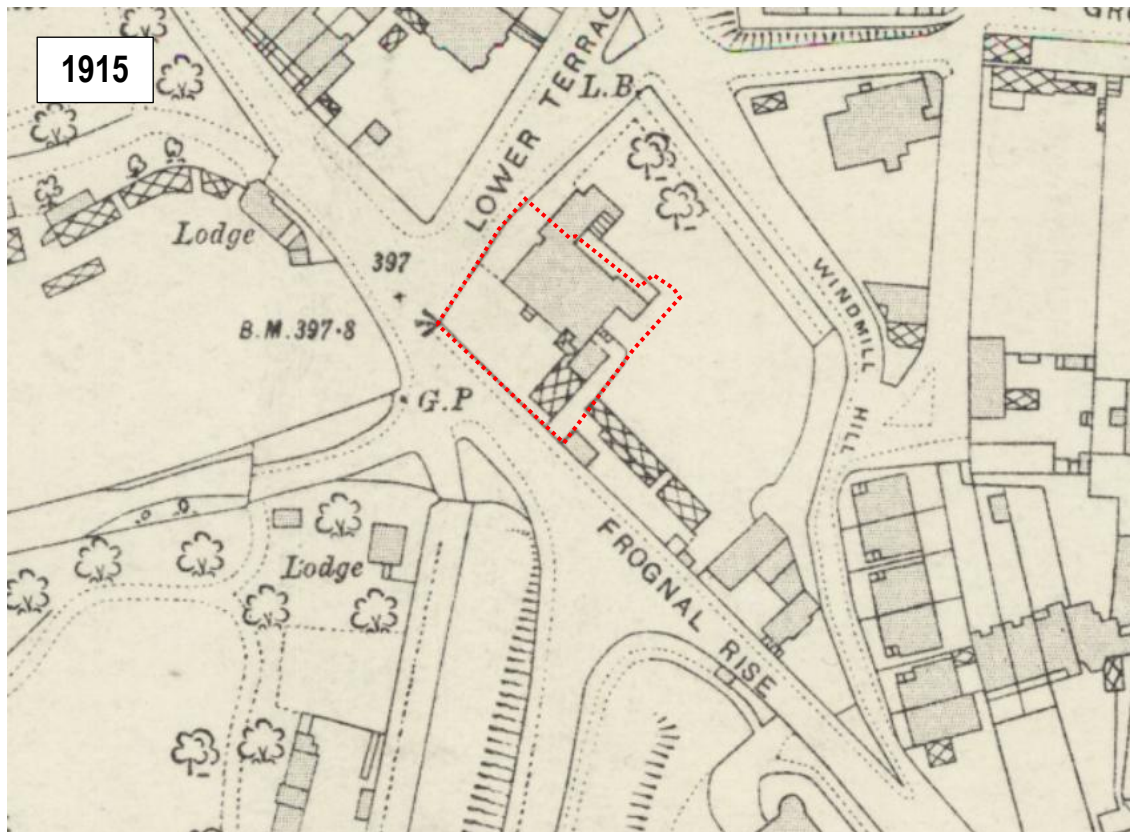
Plan of Frognal Rise House for Messrs Rushworth, Abbott & Co., 1871 (Camden Archives)



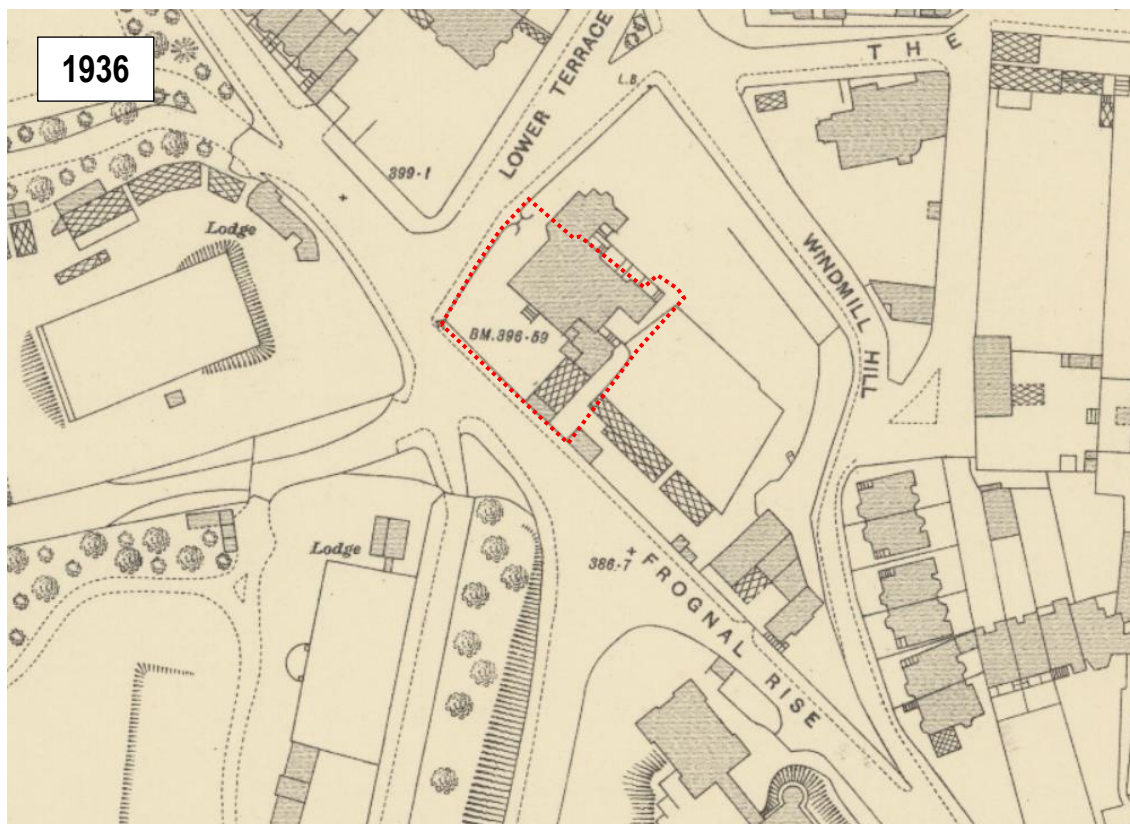
Ordnance Survey Town Plan, London Sheet II.89, 1893-5 published 1895. (National Library of Scotland)



Plan of Frognal Rise House by Inman & Brown surveyors, 1900 (Camden Archives)



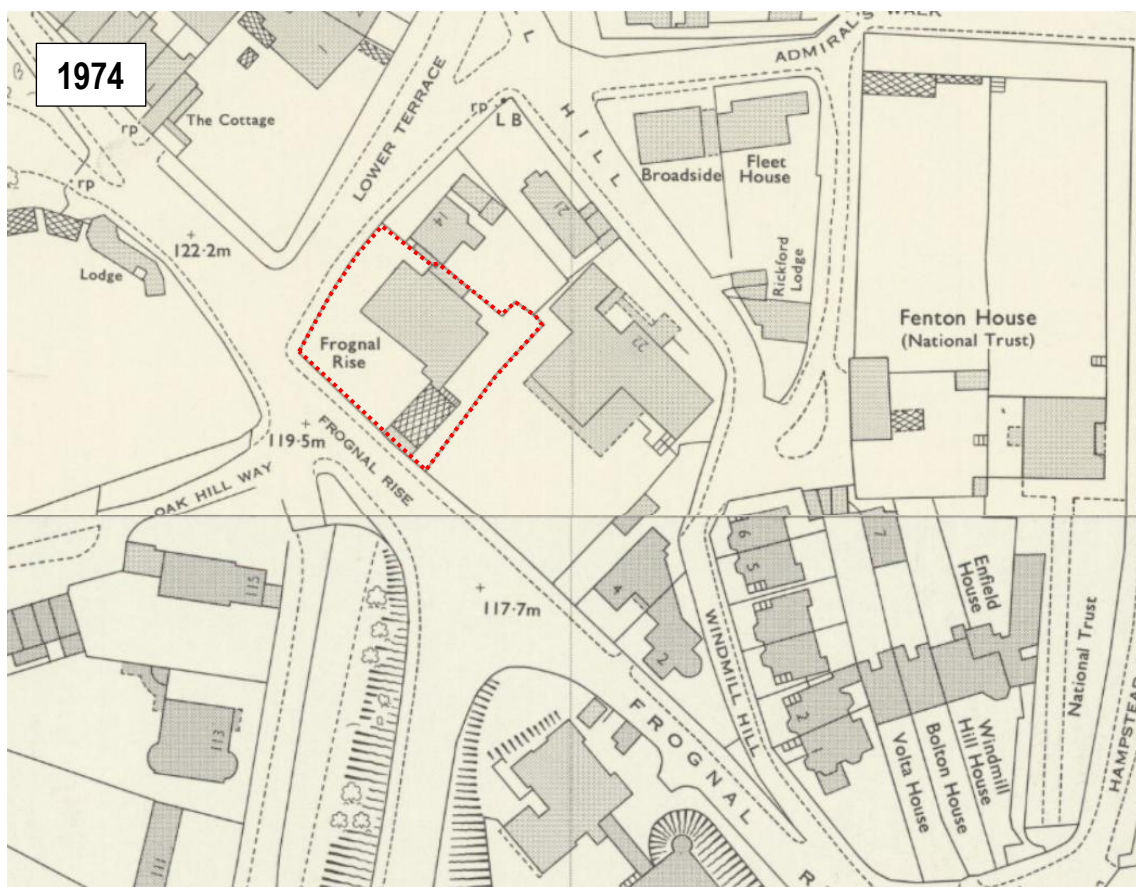
Ordnance Survey, London Sheet I.16, 1912 published 1915. (National Library of Scotland)



Ordnance Survey Town Plan, London Sheet II.89, 1864–5 revised 1934–5 published 1936. (National Library of Scotland)



Ordnance Survey Plan TQ 2686 SW, 1953 published 1954. (Layers of London)



Ordnance Survey National Grid Plan TQ 2686 SW, 1953 revised 1974 published 1974. (National Library of Scotland)

7.0 PLANNING POLICY

7.1 There are a number of national and local planning policies relevant to the proposed works at the subject site based on the constraints of the site; any heritage assets whose significance may be affected by the proposed development have been identified during site visits and examination of the Greater London Historic Environment Record (GLHER). These planning policies have been taken into account in establishing the likely impact of the proposals on the archaeological potential of the subject site.

7.2 The site is within Hampstead Archaeological Potential Area (APA). It is a Tier 2 APA, meaning that the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest in the area. Planning decisions are expected to treat Tier 2 APAs as non-designated heritage assets and therefore requiring a balanced judgement to be made regarding harm and significance.

National Planning Policy Framework

7.3 The Government adopted the revised National Planning Policy Framework (the NPPF) in December 2024, which sets out the overall objectives for planning strategy at a national level and how they are expected to be applied. The NPPF integrates planning strategy for all heritage assets, both below and above ground, and provides guidance on managing change to the historic environment as a whole, including buildings and structures, landscapes, archaeological sites and wrecks. The document makes clear that the significance of heritage assets and their settings, whether designated or not, needs to be considered within the planning process. The NPPF advocates an integrated approach using evidential, historical, aesthetic and communal values in order to ensure that planning decisions are based upon the nature, extent and significance of the heritage assets. Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment' is the key section regarding heritage assets. 16 Conserving and enhancing the historic environment

Para 207. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Para 212. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Para 216. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Para 218. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

Planning Practice Guidance (PPG)

7.4 The PPG is an online guidance resource which is updated continuously. Regarding non-designated archaeology, the PPG states at Paragraph 041 Reference ID 18a-041-20190723 (updated 23 July 2019):

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment.

Regional policy: The London Plan (2021)

7.5 Policy HC1 of the London Plan states that:

Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation.

The support text (Paragraph 7.1.11) includes the statement that:

Developments will be expected to avoid or minimise harm to significant archaeological assets ... Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably qualified individuals or organisations.

Local Policy: Camden Local Plan (2017)

7.6 **Policy D2 - Heritage** sets out the council's strategic policy on the historic environment thus:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

On archaeology specifically it states:

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

The supporting text (para 7.65) states:

When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation.

8.0 IMPACT ASSESSMENT

8.1 The potential impact of the proposed development on the archaeology of the site needs to be evaluated in relation to past impacts, which may have disturbed or destroyed remains, and to the archaeological significance of the site.

Past impacts

8.2 The site is thought to have originally been part of Hampstead Heath, but by the mid-18th century had been enclosed and partially developed. By 1746, as shown on the Rocque map, the northern end of the site was a garden; to the south of this is a building which may be within the site – perhaps in the location of the existing garage – but may be further south, in the grounds of what is now 22 Windmill Hill.

8.3 The early 19th century house is sunk into the hillside and would therefore have involved considerable ground disturbance, although the building has very shallow foundations which would not themselves have had much impact. The front garden was terraced to provide a flat lawn which is raised above Frognal Rise. The terracing is likely have involved the re-depositing of material so there may be displaced remains within this built-up ground, while earlier material may survive at a lower level underneath. The retaining wall to Frognal Rise is later than the house and its construction is likely to have caused further disturbance or loss of archaeological remains. The garage is also later and since it acts as a retaining structure to the terrace is likely to have substantial foundations.

8.4 The extension of the house in the later 19th and 20th century on its north-east and south-east sides will have had a localized impacts on archaeological remains, although to some extent they were built on the site of earlier structures. The foundations are deeper than on the original house and where it has been possible to observe them they consist of four courses of brick stepped out from the foot of the wall supported by a concrete strip foundation.

8.5 The area of proposed excavation south of the garage has been a path since at least 1870 and may have several layers of associated material beneath the current concrete surface which is likely to date from the 1937–8 works to the house.

Significance of the site

8.6 There is no record of previous archaeological excavation or finds discovered on the site. The potential for any remains before the post-Medieval is low, although it cannot be discounted altogether given the evidence from the study area. The modern development on the site is fairly well understood from documentary sources and the standing fabric. The archaeological interest of the site is therefore focused on the potential to yield evidence for any previous use of the site, which goes back to at least mid-18th century and possibly earlier, and which is undocumented except for the 1746 Rocque map. Any such archaeological remains may enhance understanding of changing settlement and land use patterns and historic human activity in Hampstead.

8.7 The site also possesses historic and architectural interest, as a house of early 19th century origin, with early 20th century additions by the well-known architectural practice of Barry Parker and Raymond Unwin. It also has considerable townscape value as part of the Hampstead Conservation Area. The wider significance of the site is described in more detail in the Heritage Statement by Heritage Information Ltd (April 2025) which also accompanies this planning application.

Potential impacts from the proposed development

8.8 The proposed development includes extensions to Frogna Rise House and underpinning of the existing house (with some other minor works which do not have any impact on below-ground archaeology). The proposals are subject to amendment on the advice of the structural engineer on the project and full details can be found in the report by Harrison Shortt Structural Engineers submitted with the planning application. In general terms, however, ground disturbance is likely from:

- basement excavation under the front garden – this will extend to a finished floor level approx. 4.4m below ground level. the basement and associated lightwell would have a footprint of 108m²;
- foundations for the new structures – foundations for both the basement and the garage extension will use a concrete slab, with bearing piles, contiguous piles and/or underpinning as determined to be necessary by the structural engineer;
- trenches to facilitate underpinning of the existing house;
- stripping of existing surfaces;
- installation of services, drainage and other infrastructure;
- hard landscaping and planting in the garden.

8.9 The main area of excavation is under the front garden. This is understood to have been terraced in the early 19th century in association with the construction of the house, building up the ground level by up to 4m at the lower (south-east) end. The first 4m or so is therefore made ground, but may contain displaced archaeological material from elsewhere, re-deposited here. Beyond 4m the excavation, including any piling, may impact on *in-situ* archaeological remains. Given the localized impact and the generally low archaeological potential of the site, however, the archaeological risk is LOW.

8.10 The area to the south of the garage will require only a shallow excavation to provide a foundation for the single-storey structure. The excavation is likely to encounter material from the various paths that have been laid over this ground for the last 150 years or more, which will not be of archaeological interest. Any piling or underpinning required for the extension may encounter earlier archaeological remains although the localized nature of the disturbance and the generally low archaeological potential of the site makes the archaeological risk VERY LOW.

8.11 Underpinning the walls of the existing house will involve excavation into ground already disturbed by the impact of building the house and any levelling of the site that may have been necessary for the original construction. It is therefore unlikely that any significant archaeological remains survive, although there may be some small finds associated with past construction processes.

8.12 Any potential harm could be mitigated through a watching brief during excavation, with the need for any further investigation determined by the results of the watching brief.

9.0 CONCLUSION

9.1 This assessment complies with the requirement in the Camden Local Plan for an archaeological desk-based assessment to accompany any planning application where there is good reason to believe that there are remains of archaeological importance on the site, which is the case here since it is the Hampstead Archaeological Priority Area.

9.2 There has been no previous archaeological investigation of the site and no reported finds from it. The construction of the existing house and in particular the terracing of the front garden will have had an impact on any archaeological remains on the site.

9.3 Based on the available evidence from the study area, the site has low archaeological potential for all periods except the post-Medieval. By the end of the post-Medieval period the site appears to have been occupied in some form but nothing is known about this occupation, beyond the depiction in the Rocque map of 1746. There is therefore potential for archaeological evidence to add to understanding of the site, and the nature of this part of Hampstead generally, prior to the construction of the existing buildings.

9.4 The main area of excavation under the front garden is likely to go to a depth of up to 5m, so it may go beyond the made ground of the terrace and potentially disturb earlier remains, as well as disturbing any re-deposited material in the build-up of the terrace. The footprint of the development is small, however, and the risk of damage to significant archaeological remains is therefore low. The other works which involve ground disturbance have a very low archaeological risk.

9.5 Despite the generally low archaeological potential of the site, the possibility of significant remains cannot be discounted and an appropriate way of managing the archaeological risk would be a watching brief during excavation, with the need for any further investigation determined by the results of that watching brief.

10.0 SOURCES

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