

**CAPO DI MONTE,  
WINDMILL HILL,  
HAMPSTEAD,  
LONDON NW3**

**ARCHAEOLOGICAL DESKTOP ASSESSMENT**

**Prepared for  
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(Revised October 2014)**



# CAPO DI MONTE, WINDMILL HILL, HAMPSTEAD NW3

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## **CAPO DI MONTE, WINDMILL HILL, HAMPSTEAD NW3**

- 1.1 Mills Whipp Projects has been commissioned by Douglas John Green, Esq. to prepare an archaeological desktop study of a site at Capo di Monte, Windmill Hill, Hampstead, London NW3. The site (TQ 2614 8616) is an irregular rectangle in shape lying between Windmill Hill and Judge's Walk (Fig.1). The site outline has been simplified for the map regression exercise. The subject site lies in Archaeological Priority Area 6 'Hampstead' as defined by LB Camden.
- 1.2 The Greater London Historic Environment Record was examined for a circle 700m in diameter centred on the site. The London Metropolitan Archive, the Guildhall Library and the London Library were consulted.
- 1.3 The combined archaeological and documentary information provide sufficient data for the development of the site to be ascertained and archaeological potential assessed.
- 1.4 The development consists of remodelling the existing building and the creation of underground accommodation by extending the existing basement. The basement was redesigned in September 2014 and reduced in area (hence this revised report). The extension will be c.70 sq.m (Fig.11).
- 1.5 Dates used in this report:

Palaeolithic c 700,000–12,000 BC  
Mesolithic c 12,000–4000 BC  
Neolithic c 4000–2000 BC  
Bronze Age c 2000–600 BC  
Iron Age c 600 BC–43 AD  
Roman 43–410  
Saxon 410–c 1000  
Mediaeval c 1000–1500  
Post mediaeval–modern (1500–present industrial)

**Mills Whipp Projects  
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## **2. GEOLOGY and TOPOGRAPHY**

- 2.1 To the north of the River Thames the London Clay is overlain by isolated, confined areas of sandy Claygate and Bagshot Formation deposits (British Geological Survey, sheet 256). These deposits outcrop, forming an undulating landscape of low, round topped hills on one of which Hampstead Heath and the subject site lie at c.130m OD. A spring line is produced at the junction of the permeable sand and the impermeable clay which generally follows the contour around the crown of Hampstead Heath's hill.
  
- 2.2 As a result of this interface of the gravel and clay, rainwater collects producing springs. Numerous small springs feed streams originating from this area draining outwards in all directions and forming Hampstead and Highgate ponds. Those to the east feed into the River Fleet, those from the south into the Tyburn and Westbourne and those on the western side into the Brent (Barton 1992).

### **3. PREHISTORIC**

#### **Palaeolithic**

- 3.1 There have been no Palaeolithic finds made within study area. The Greater London Assessment shows that Palaeolithic flints are confined to the Thames Gravel geology in central London (EH, MoLAS 2000, 43 & 62).

#### **Mesolithic**

- 3.2 An occupation site (Gaz.ref.1) was discovered at West Heath just north-west of the study area (CA5). Flint axes have been recorded at Hampstead Heath (CA2) and Redington Road (CA3) to the south and at flint assemblage at Golders Hill Park in Barnet (BA3) (EH, MoLAS 2000, 59). The sandy Bagshot Formation and the numerous springs would have created a more attractive area for occupation by game than the surrounding claylands.

#### **Neolithic**

- 3.3 Only a few finds are recorded in the vicinity of north London and none are relevant to this site. A Neolithic occupation site has been recorded on the West Heath (Gaz.ref.1). London Clay was unsuitable for Neolithic farming practices and settlement. The sandy area of Hampstead would have provided better drained soils than the surrounding claylands, even though it is likely to have been an isolated area amongst the dense woodland.

#### **Bronze Age**

- 3.4 A Bronze Age barrow lies on Parliament Hill to the east of the study area and a possible Bronze Age 'earthwork' at Jack Straw's Castle lie in the vicinity (Gaz. ref. 2). However, the North London claylands have produced little evidence for occupation (EH, MoLAS 2000, 68).

#### **Iron Age**

- 3.5 There are no Iron Age finds in the Hampstead Heath area within the study area or in the Greater London Assessment (EH, MoLAS 2000). This may again suggest that the sandy soils around Hampstead were not greatly exploited or settled and remained isolated amidst the wooded claylands.

#### **General**

- 3.6 The reporting of scattered prehistoric finds across the north London area attests to a sparsely populated prehistoric landscape but there is no indication of settlement on the site.

#### **4. ROMAN**

- 4.1 Roman Watling Street, now the A5, lies approximately 2km (1½ miles) west of the site. Within the study area there are only two references to the Roman period. A pottery sherd was discovered approximately 200m south of the subject site at Froggnal Rise and two residual pottery sherds recovered from Mount Vernon (Gaz. refs. 3 and 4).
- 4.2 In the vicinity of south-west Hampstead Heath only two other Roman finds have been reported. A pottery vessel with coins was discovered at Well Walk (CA2) and beads possibly representing jewellery associated with a grave, was discovered just south of the study area (EH, MoLAS 2000, 163). The exact nature of the activity represented by these finds cannot be determined with any certainty neither do the limited finds suggest any focus for occupation.
- 4.3 The geology and the topography suggest is that the subject site lay within a spur of sandy heathland surrounded by dense ancient woodland which was difficult to cross or cultivate. Its primary purpose was probably a source of game and timber.

## 5. SAXON

- 5.1 There is no evidence to date for Early Saxon settlements beyond the Thames valley. (EH, MoLAS 2000, 172). As a seaborne people expansion by the Saxons into the collapsing post Roman province of Britannia was along rivers.
- 5.2 Rural settlements in Greater London of Middle Saxon date are scarce although Watling Street was used as a boundary (EH, MoLAS 2000,183). Few settlements are indicated on the claylands of north London where large tracts of forest existed at this time.
- 5.3 In a charter of c.974 King Edgar granted 5 hides (c.600 acres) in Hampstead to a servant. The charters of confirmation, by Æthelred in 998 and by Edward the Confessor in 1065 and 1066, are generally agreed to be fake. Nevertheless a genuine grant almost certainly lies behind the fabrications and by 1086 Westminster Abbey held the manor of Hampstead as 5 hides (VCH 1989 91).
- 5.4 Hampstead was named in the late 10th century, as *Hamstede*, meaning ‘site of a dwelling’, (Cameron 1961 147) suggesting a solitary farmstead on the sandy hill overlooking the Thames valley. In 1086 the village comprised only 7 households, relatively small, and was worth 50s. In 1066 it had been worth 100s (Morris 1975 4.3) suggesting that the area was seriously damaged by William I’s troops as part of the punitive devastation through Middlesex before his attack on London (Mills 1996 60) and was still underused.
- 5.5 No Saxon finds are listed within the study area and only one reference is made in the London Assessment where Saxon pottery was found at West Heath (EH, MoLAS 2000, 199).

## **6. MEDIAEVAL**

- 6.1 The mediaeval village probably lay in the same area as the Saxon village and was never large (Mills 1982 8). Hampstead church was originally a chapel built to serve the manor of Hampstead when it lay within the parish of Hendon some 5km (3 miles) to the north-west. The chapel was first mentioned in 1244. The parish probably became officially separate by 1478. Only two parish priests are known by name. John Abingdon, about 1380, was variously charged with non payment of debts, rape and abduction. Another priest, John Bastard, was recorded in c.1413 (VCH 147). By the 15<sup>th</sup> century many of the tenements in Hampstead had passed into the hands of London merchants and gentry. The properties were used for summer lodgings or as retirement homes (VCH 1989 15).
- 6.2 The manor of Hampstead remained the property of Westminster Abbey until 1540 then passed to the Crown and then the Wroth family. Hampstead Heath was mentioned in the early 13<sup>th</sup> century (Gaz.ref.5).
- 6.3 Some limited mediaeval material has been reported from the study area (Gaz.ref.3). The site probably lay in open ground in the mediaeval period.



## 7. POST MEDIAEVAL

- 7.1 The early post mediaeval village was small, centred on the church. The area of Hampstead was much appreciated by the late 16th century for its fresh air and fine views. Many of residents were widows who retired to houses originally acquired by their late husbands to generate rental income. Details of the tenements are given elsewhere (VCH 15-33) and are not pertinent to the subject site.
- 7.2 The site was probably open ground until the mid 18th century. By 1762 (Fig.3) the existing house was one of three houses standing at the corner of Upper Terrace and Judge's Walk (VCH 1989 21). The older village lay clustered to the south and east. On the fringes a number of houses with ample gardens had been erected. The general area was shown in 1800 by Milne (Fig.4). At this time Mrs Siddons, a notable actress of the day, lived in Capo di Monte from 1804 - 5.
- 7.3 From 1879 (Fig.5) the growth of the building can be traced in reasonable detail. At that time the house lay north of the complex of buildings called Upper Terrace. It comprised two properties with rear gardens. A similar pattern of landuse was shown in 1896 (Fig.6) and by 1915 a front porch had been added to the southern property (Fig.7).
- 7.4 Clearly, by 1934 (Fig.8) major changes had been instigated. Extensions to the house had been undertaken to the north, south, east and west. Likewise in 1954 (Fig.9) and 1991 (Fig.10) the same layout is shown.
- 7.5 Archaeological investigations (Gaz.refs.3, 4, 6, 7 and 8) have uncovered some traces of post mediaeval structures in the study area but nothing has been reported from the subject site. Recent excavations (May 2014, per comm. T.Bradley, PCA) at 4 Upper Terrace, immediately to the south-west, have revealed natural sand and no archaeological finds or features.

## **8. ARCHAEOLOGICAL ASSESSMENT**

### **Potential**

- 8.1 The study area was occupied by transient prehistoric populations but there is no evidence of settlement on the subject site.
- 8.2 No significant Roman material has been reported from the study area.
- 8.3 No Saxon material has been found in the study area.
- 8.4 The mediaeval village lay south of the subject site. No significant mediaeval material has been found in the area.
- 8.5 The site was open ground until c.1750 when the first phase of the present house was built. The area of the proposed underground extension lies in the garden. No significant post mediaeval deposits have been noted in the area and recent archaeological investigations to the south-west at 4 Upper Terrace have failed to locate any significant features or finds.
- 8.6 The subject site has low archaeological potential.

### **Survival**

- 8.7 The area of the proposed basement extension has been a garden since c.1750. Maps show the land being repeatedly landscaped and cultivated. Any pre-18th century deposits are likely to have been extensively disturbed. The remodelling of the garden during the past 300 years will have resulted in the loss of the earlier garden features.
- 8.8 The archaeological survival on the subject site is likely to be poor.

## **9. IMPACT ASSESSMENT**

- 9.1 The new development will entail the extension of the existing basement into the present garden of some 70 sq m.
- 9.2 Any earlier deposits will be removed within the footprint of the new basement.

## **10. MITIGATION STRATEGY**

- 10.1 The archaeological evidence, the results of adjacent archaeological investigations and modern developments indicate the site has low archaeological potential and low levels of archaeological survival.
- 10.2 The subject site lies within Archaeological Priority Area 6, that is the mediaeval village of 'Hampstead'. LB Camden notes that applicants may be required to undertake field evaluation before a planning application is considered (see below Appendix 4).
- 10.3 The Archaeological Priority Area is loosely based on the projected extent of the mediaeval villages in the London Borough of Camden based on Rocque's mid 18<sup>th</sup> century map. There is no archaeological evidence to merit the extent of the Archaeological Priority Area. Recent archaeological investigations at nearby 4 Upper Terrace failed to uncover any archaeological finds or features.
- 10.4 In summary the site has low archaeological potential and has undergone disturbances during some 300 years of garden activity. Repeated remodelling of the garden will have resulted in the loss of earlier garden features.
- 10.5 Under these circumstance it is suggested that the submission of this report fulfils the need to examine the archaeological potential of the subject site and no further archaeological inventions are necessary.

## **11. CONCLUSIONS**

- 11.1 The site has low archaeological potential and landuse as a garden will have resulted in poor preservation. Repeated remodelling of the garden will have resulted in the loss of earlier garden features.
- 11.2 The site lies within an Archaeological Priority Area. However, there is no indication that significant archaeological deposits are present on the subject site.
- 11.3 It is suggested that the submission of this report fulfils the need to examine the archaeological potential of the subject site and no further archaeological inventions are necessary.

## APPENDIX 1 - Archaeological Gazetteer (Fig. 2)

The Archaeological Gazetteer is derived from the Greater London Historic Environment Record. It was compiled by English Heritage.

1. Address: West Heath  
NGR: TQ 2566 8676  
HER: 081726  
Description: Excavation 1976 1981 revealed a Mesolithic occupation site.
2. Address: Jack Straws Castle, North End Way, Hampstead Heath  
NGR: TQ 2620 8640  
HER: No: 081725/00/00  
Description: Supposed prehistoric earthworks on the site.
3. Address: Frognaal Rise, Hampstead  
NGR: TQ 2618 8592  
HER: No: 081780/00/00  
Description: Roman pot sherd found in 1964 in the grounds of the research lab.
4. Address: Mount Vernon, Hampstead  
NGR: TQ 2622 8592  
HER: No: 083408/00/00  
Description: Evaluation undertaken in 1985 (site code: MTV95) retrieved two Roman pot sherds found in the fills of medieval features. Pottery dated to 1080-1500 was recovered from colluvial deposits. A cess pit and “insubstantial timber structure” dated 1480 to 1600 was also discovered. This was replaced by a brick structure including a semi-basement dated 1550-1600. This was superseded by rebuilding in the 17<sup>th</sup> century. A 17<sup>th</sup>/18<sup>th</sup> century brick drain, robbed wall, a large pit and a ditch were also recorded.
5. Address: Hampstead Heath  
NGR: TQ 26487 86592  
HER No: MLO103790  
Description: Hampstead Heath is an ancient area which was referred to as “the great ditch” and enclosed in 1227. It is mentioned in the Domesday survey and a Royal charter of 1227 refers to woods and heath enclosed on all sides by ditches. It was occupied by meadow, woodland wet land and parkland.
6. Address: 10 The Grove  
NGR: TQ 26308590  
HER: 0820228  
Mediaeval tile floor probably reused
7. Address: New End Street  
NGR: TQ 2643 8595  
HER: 083306  
Post med dumps recorded during evaluation NES95
8. Address: 32 New Court, Flask Walk  
NGR: TQ 2646 8591  
HER: MLO99179  
Watching Brief NCU08 recorded 19<sup>th</sup> features

## **APPENDIX 2 – Sources Consulted**

Barton, N., 1992 *The Lost Rivers of London*

*BGS* British Geological Survey Sheet 256

Greater London Historic Environment Record

London Archaeologist Roundups 2000 – 2013

Mills, P., 1982 *The Archaeology of Camden*

Mills, P., 1996 Battle of London 1066, *London Archaeologist* 8/3 50-62

*MoLAS* Museum of London Archaeology Service, 2000 *The archaeology of Greater London*

Ordnance Survey, 1994 *Roman Britain*

*VCH* 1989 *Victoria County History Middlesex* 9

Weinreb, B, and Hibbert, C, 1985 *The London Encyclopaedia*

## **APPENDIX 3 - Report Specification**

### **Site Location**

- AP3.1 The site is roughly rectangular and lies at the junction of Windmill Hill and Judge's Walk Hampstead (Fig.1).
- AP3.2 The subject site does not contain any Scheduled Ancient Monuments nor does it lie within a Designated Archaeological Area as defined in Scheduled Ancient Monuments & Archaeological Areas Act 1979. The subject site lies within Archaeological Priority Area 6 'Hampstead' as defined by LB Camden.

### **Report status**

- AP3.3 The assessment has been prepared to ascertain the archaeological potential of the subject site.

### **Origin and scope of the report**

- AP3.4 Mills Whipp Projects has been commissioned by Douglas John Green, Esq. to prepare an archaeological desktop report of the subject site (Fig.1). The purpose of this report is to identify the archaeological implications of the redevelopment.
- AP3.5 The Greater London Historic Environment Record was interrogated for a study area comprising a circle 700m diameter centred on the subject site. In the preparation of this report research has been undertaken in the London Metropolitan Archive, the London Library and the Guildhall Library.
- AP3.6 The report has been carried out in accordance with the standards specified by the Institute of Field Archaeologists (IFA, 2001).

### **Aims and Objectives**

- AP3.7 A desk based assessment as defined by the Institute of Field Archaeologists (IFA, 2001) will:
- “determine, as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. It will be undertaken using appropriate methods and practices which will satisfy the stated aims of the project, and which comply with the Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, and other relevant Bylaws of the Institute of Field Archaeologists.”



AP3.8 A deskbased assessment represents:

“a programme of assessment within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, national or international context as appropriate.”

“a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.”

AP3.9 The purpose of desk-based assessment is to:

“gain information about the known or potential archaeological resource within a given area or site, (including its presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource) in order to make an assessment of its merit in context, leading to one or more of the following:

the formulation of a strategy to ensure the recording, preservation or management of the resource

the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised

the formulation of a proposal for further archaeological investigation within a programme of research.”

AP3.10 The submission of a desktop report to accompany a planning application conforms with the intent of paragraph 7 (under ‘The Role of Public Authorities and Planners’) of the Code of Good Practice established by the Cultural Heritage Committee of the Council of Europe (CHCE 2000), which states that before taking decisions affecting the archaeological heritage, planners should

“obtain adequate information and advice, applying non-destructive methods of investigation wherever possible; and also with the intent of paragraph 1 (under ‘The Role of Architects and Developers’) which states that the purpose [of assessment] will be not only to establish if it is necessary to dig but also to build a picture of [the site’s] morphology and its potential.”

## **Methodology**

- AP3.11 The assessment has been carried out in accordance with guidance from various bodies including the Institute of Field Archaeologists and the Association of Local Government Archaeological Officers (see above). In summary the work has involved identifying the client's objectives, identifying the sources available for consultation, assembling, consulting and examining these sources.
- AP3.12 Survival of archaeological deposits on the subject site depends on previous land-use, so an assessment has been made of the destructive effect of the previous and present activity.
- AP3.13 In order that the appropriate archaeological response can be identified, consideration has been given to the need for either further assessment and/or field evaluation work to identify and locate surviving deposits on the site.

## **APPENDIX 4 – PLANNING and LEGISLATIVE BACKGROUND**

### **National Planning Policy Framework (NPPF)**

In March 2012 the government published the National Planning Policy Framework (NPPF) which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). It aims to provide a simpler and clearer policy framework for the Government's planning policies which 'must be taken into account in the preparation of local and neighbourhood plans' (NPPF, 2012, 1). Its principal objective is to 'contribute to the achievement of sustainable development' and so there is a presumption in favour of such developments. This involves seeking 'positive improvements in the quality of the built, natural and historic environment' (*ibid*).

Within the planning system a set of 12 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states that planning should: 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

Section 12 of the NPPF 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners and developers. In summary its key points are:

Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.

Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected. 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. In the case of archaeology a desk-based assessment and, where necessary, a field evaluation may be required.

Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.

Where proposed development will harm a designated heritage asset LPAs should refuse consent unless there are exceptional circumstances. Where proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

The effect of proposals on non-designated heritage assets should also be taken into account in determining an application. A balance of judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

## **Greater London Regional Policy**

The London Plan (Greater London Authority 2011) sets out the historic environment policies for Greater London. Policy 7.8 refers to heritage assets and archaeology. Its key elements are summarised below.

London's heritage assets should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping may be taken into account.

Development should include measures to record, protect and, where appropriate, present the site's archaeology.

Where appropriate, developments should identify, value and conserve heritage assets.

Developments affecting heritage assets and their settings should conserve their significance by being sympathetic to their form.

Development should make provision for the protection of archaeological resources which, where possible, should be made available to the public on-site.

LDF policies should seek to maintain and enhance the contribution of built, landscaped and buried heritage.

Boroughs should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to their historic assets.

## **Local Planning Policy LB Camden**

### **Policy B8 – Archaeological sites and monuments**

#### **A – Sites and monuments of national archaeological importance**

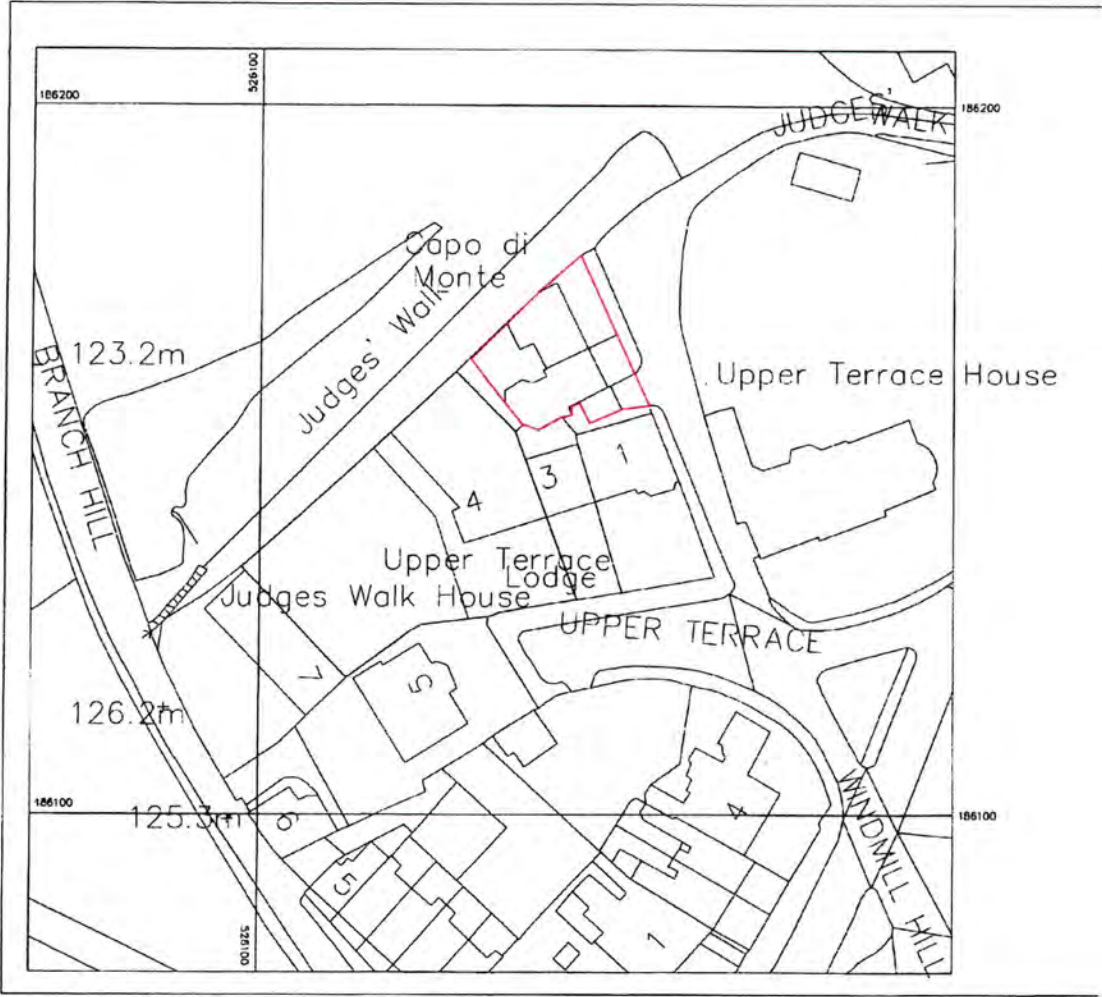
When considering development close to sites and monuments of archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings.

#### **B – Site and monuments of archaeological importance**

The council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings. Developer should adopt measures that will allow such remains to be permanently preserved in situ. Where this cannot be achieved, no development shall take place until satisfactory excavation and recording of the remains has been carried out.

*Within archaeological priority areas and for sites of archaeological potential, the Council may require archaeological field evaluation to be carried out before a planning application is determined (3.77)*

FIG.1 SITE LOCATION



**FIG.2 ARCHAEOLOGICAL BACKGROUND**

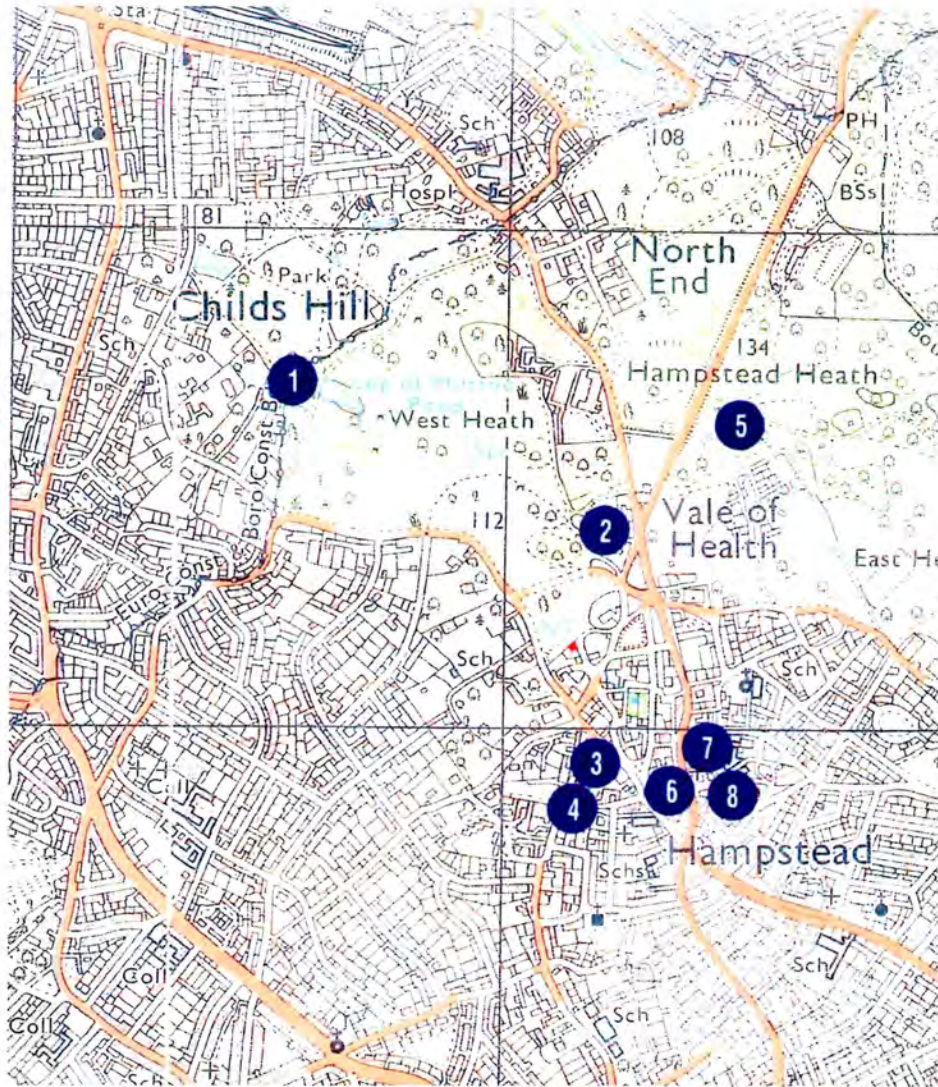


FIG.3 ROCQUE 1762

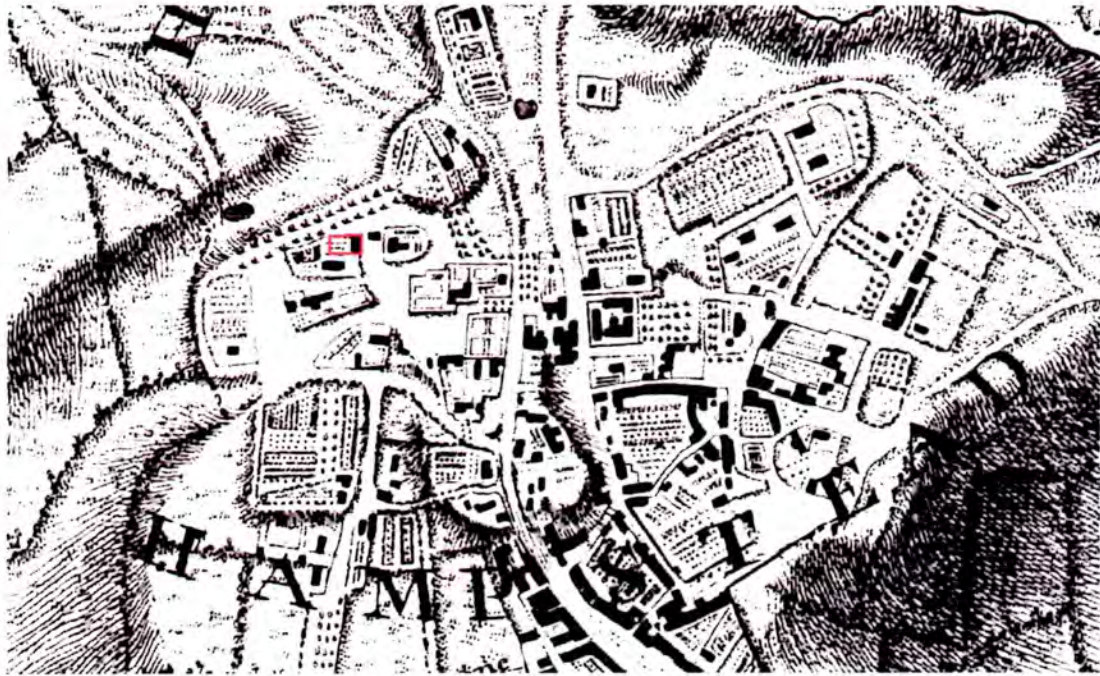


FIG.4 MILNE 1800

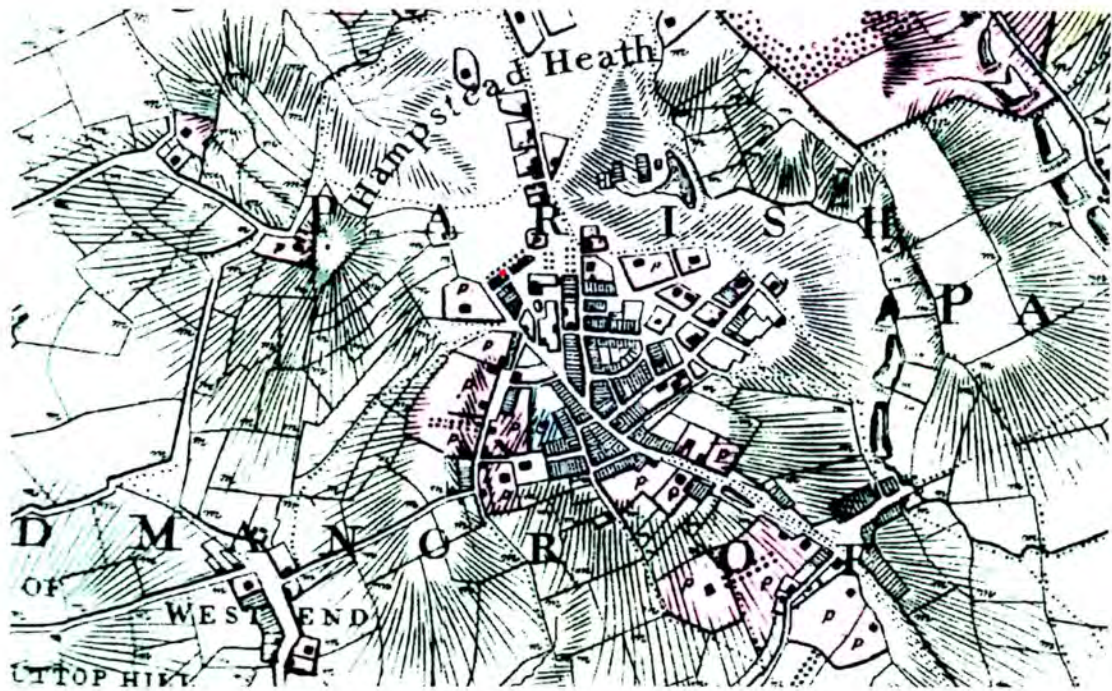




FIG.5 ORDNANCE SURVEY 1879

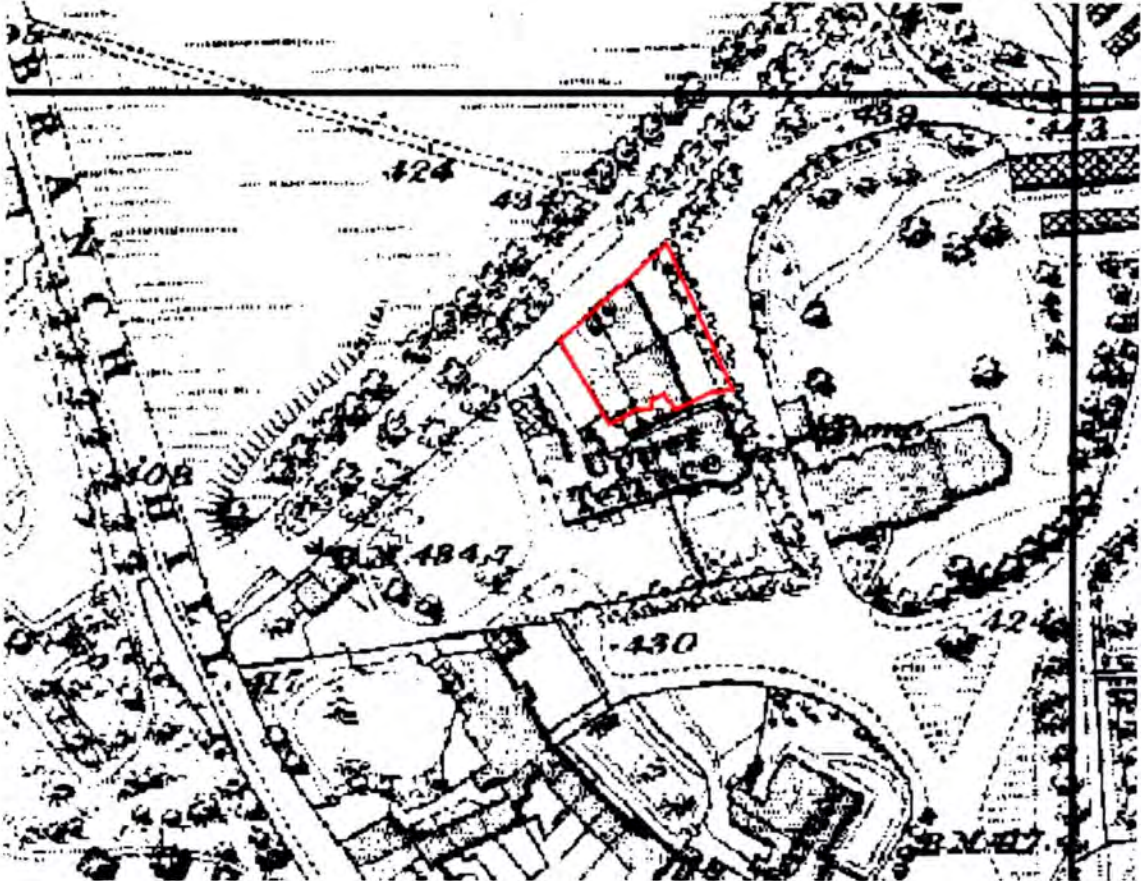


FIG.6 ORDNANCE SURVEY 1896

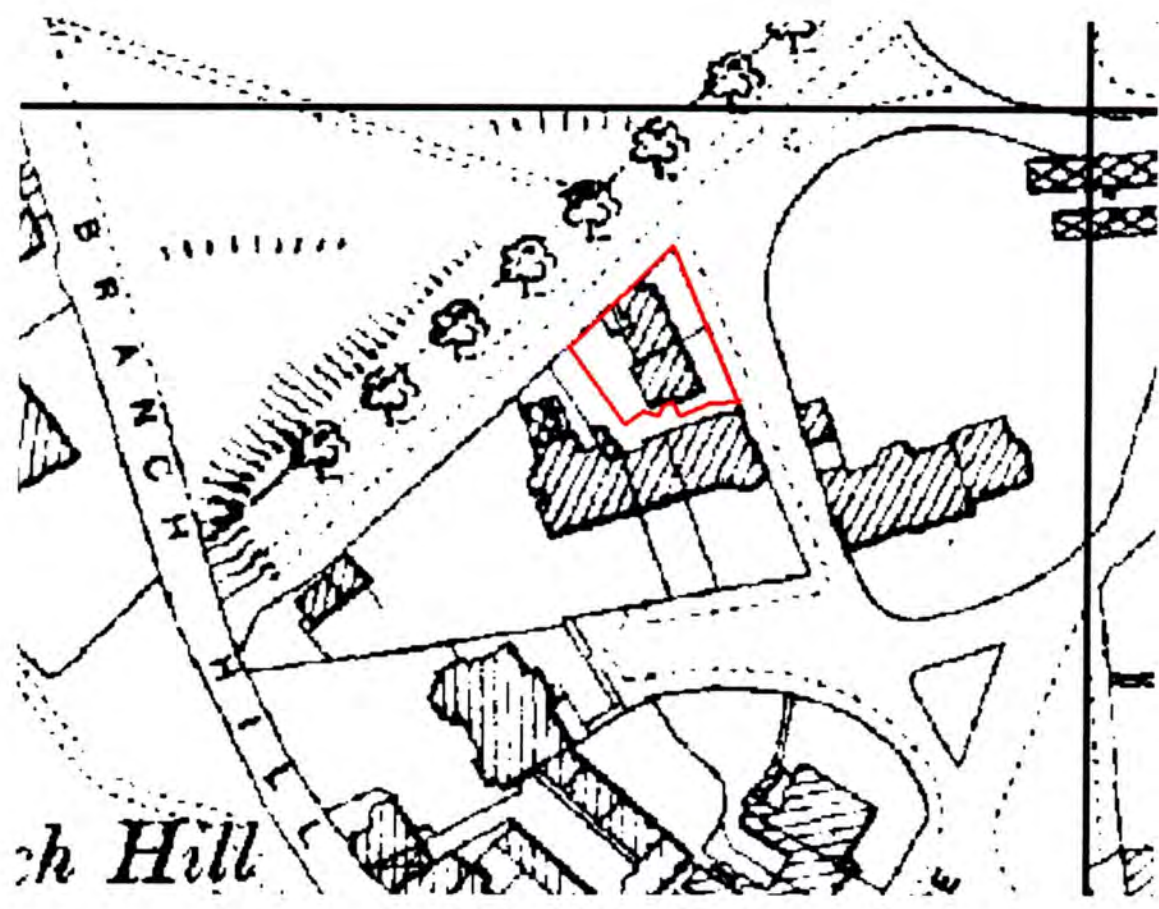


FIG.7 ORDNANCE SURVEY 1915

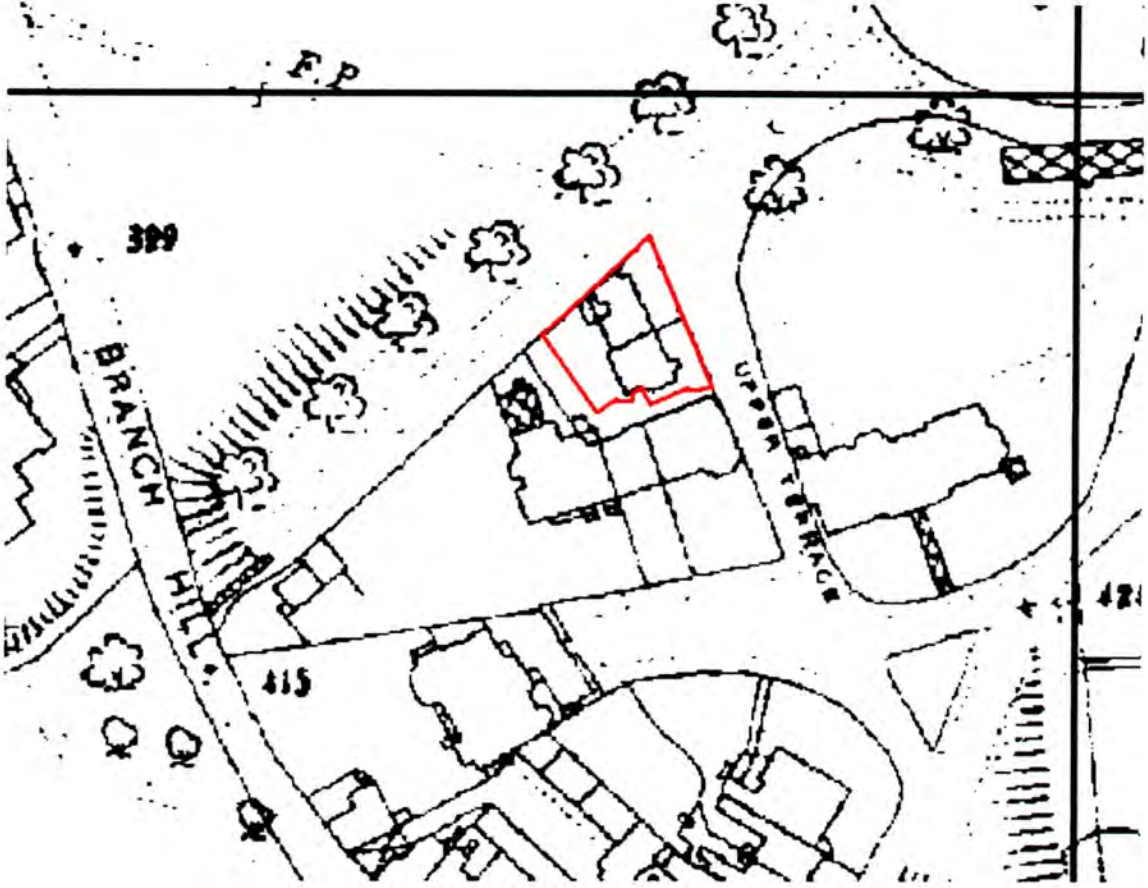


FIG.8 ORDNANCE SURVEY 1934

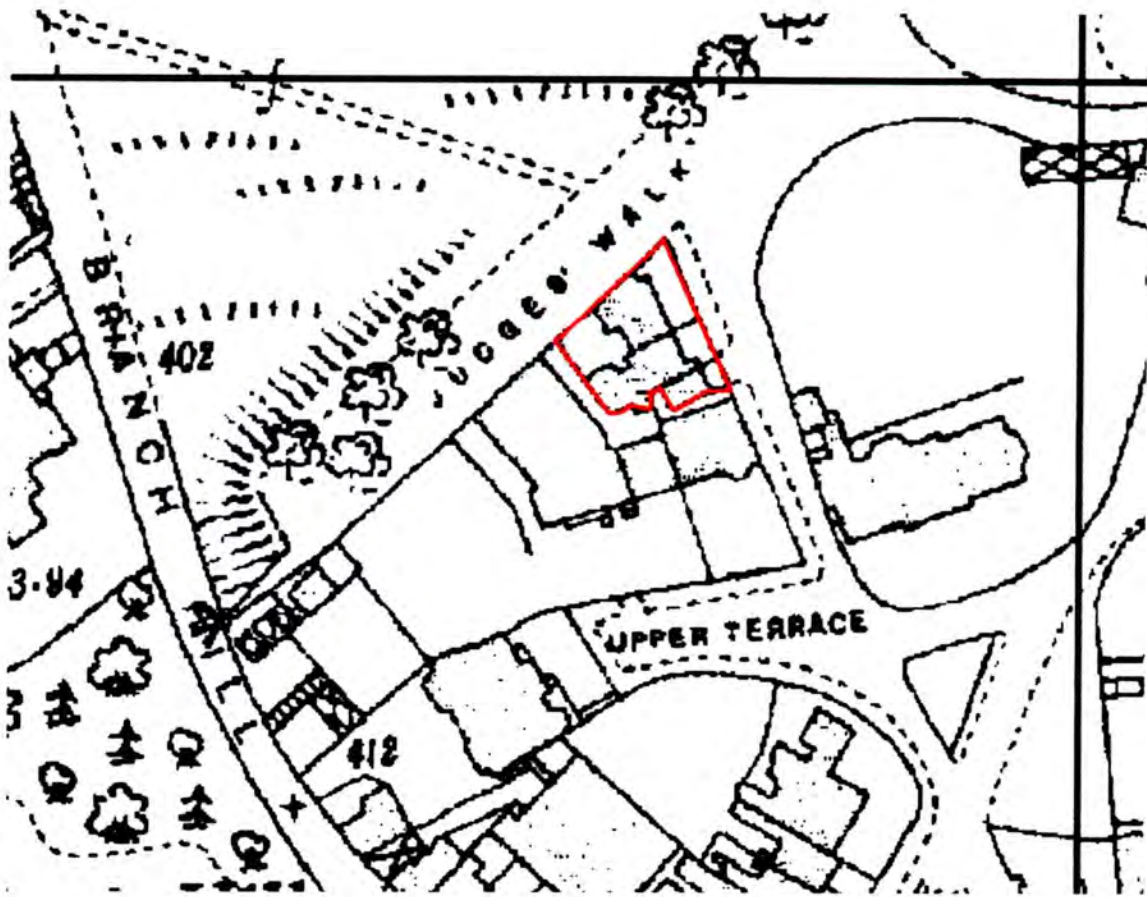


FIG.9 ORDNANCE SURVEY 1954

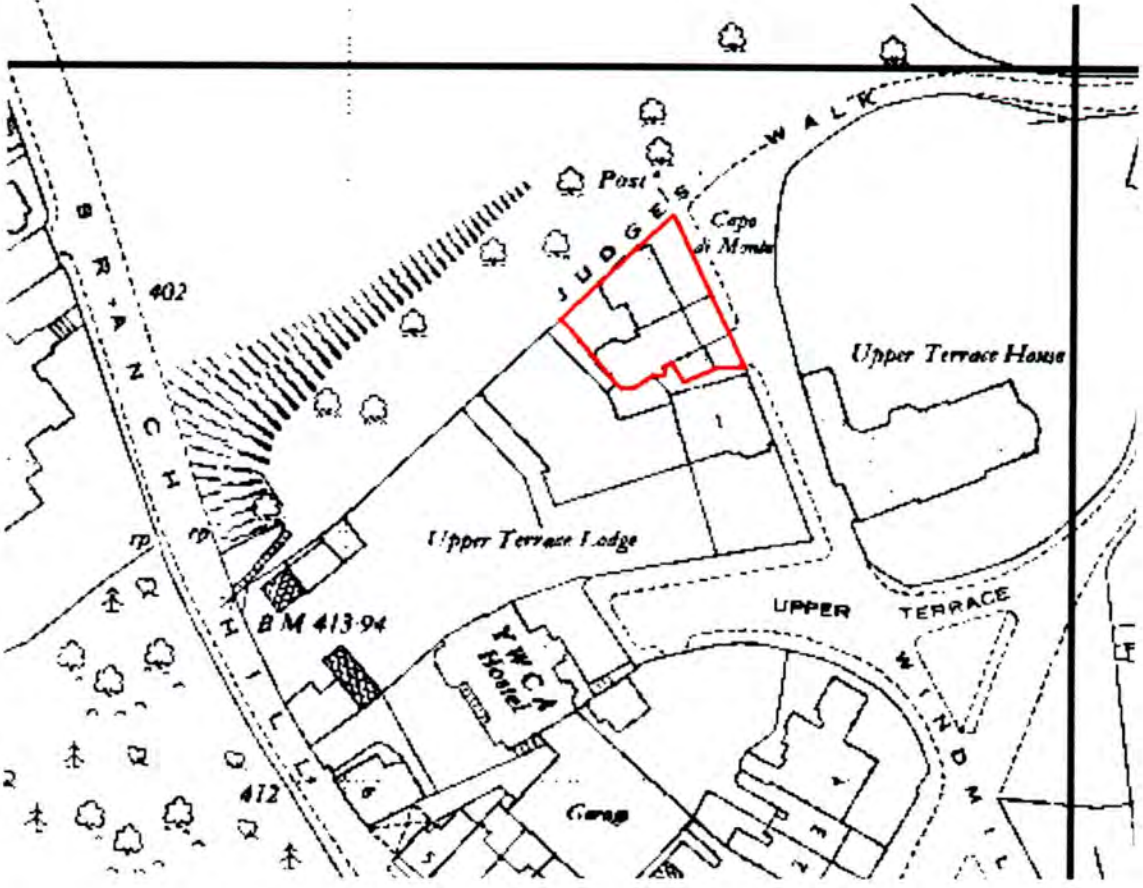
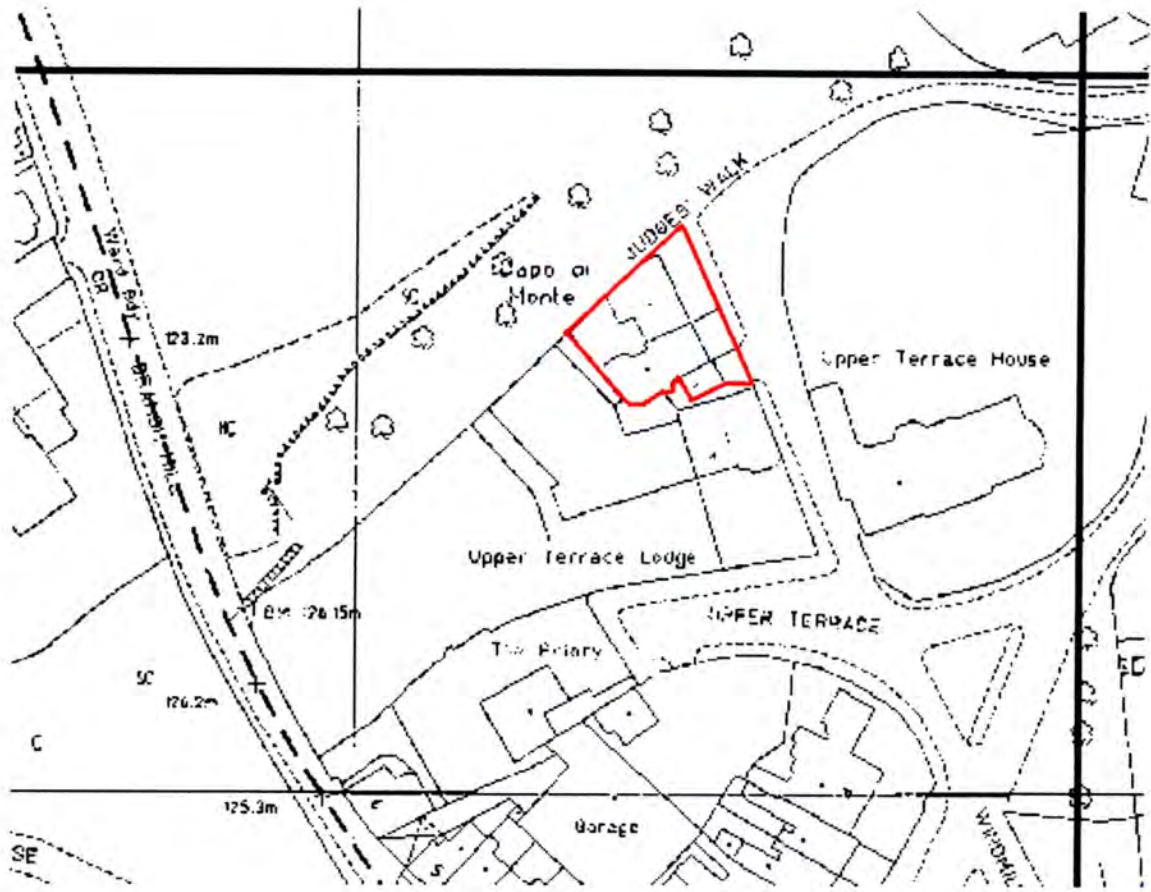


FIG.10 ORDNANCE SURVEY 1991



**FIG.11 PROPOSED DEVELOPMENT**  
**(existing basement shaded)**

